Santa Fe Heights

Biological Technical Report
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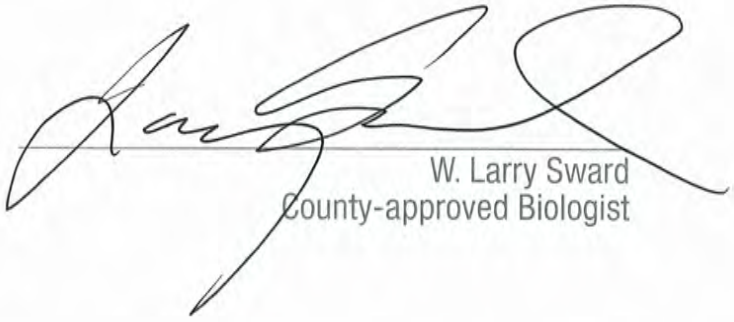

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Santa Fe Heights
Biological Technical Report

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LIST OF ACRONYMS

AMSL	above mean sea level
BMO	Biological Mitigation Ordinance
BRCA	Biological Resource Core Area
CDFG	California Department of Fish and Game
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
Corps	U.S. Army Corps of Engineers
County	County of San Diego
HCP	Habitat Conservation Plan
HELIX	HELIX Environmental Planning, Inc.
MSCP	Multiple Species Conservation Program
NCCP	Natural Community Conservation Planning
PAMA	Pre-approved Mitigation Area
RPO	Resource Protection Ordinance
SDCPA	San Dieguito Community Planning Area
SSC	Species of Special Concern
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey

SUMMARY

The approximately 20.3-acre Santa Fe Heights project is located north of Artesian Road and south of Top O The Morning Way (The Crosby), and west of Caminito Del Vientecito and Starwood/Crosby Estates in San Diego County. The project site is located in the Lake Hodges segment of the County of San Diego (County) Multiple Species Conservation Program (MSCP) Subarea Plan. It is within an area designated as a Minor Amendment Area under the MSCP but is not a Biological Resource Core Area or a Pre-approved Mitigation Area. The proposed project is an 8-lot residential community with requisite access and infrastructure including roadway improvements, utilities, and water quality control. Although grading would only occur on approximately one-fourth of the project site for pad development, for purposes of this project the entire site is considered impacted given that future owners may pasture horses or plant orchards on the remaining area within the proposed parcels.

The project site supports six vegetation communities: disturbed Diegan coastal sage scrub, disturbed coyote brush scrub, disturbed southern mixed chaparral, non-native grassland, disturbed habitat, and developed land. Of these, disturbed Diegan coastal sage scrub, disturbed coyote brush scrub, disturbed southern mixed chaparral, and non-native grassland are considered County sensitive. No sensitive plant species were observed on site, but two sensitive animals species (California horned lark [*Eremophila alpestris actia*] and San Diego black-tailed jackrabbit [*Lepus californicus bennettii*]) were observed on site. The project site does not support any wetlands, jurisdictional areas, or vernal pools and is not a part of a wildlife corridor.

The proposed project would result in significant impacts to the entire site, including the following sensitive vegetation communities: 0.1 acre of disturbed Diegan coastal sage scrub, 2.7 acres of disturbed coyote brush scrub, 0.2 acre of disturbed southern mixed chaparral, and 17.0 acres of non-native grassland. No off-site impacts are anticipated. Implementation of the proposed project would impact the habitat of California horned lark and San Diego black-tailed jackrabbit, but these impacts would be considered less than significant. Significant impacts would also occur as a result of removal or raptor foraging habitat, and has potential to cause significant impacts due to reduced nesting success of the northern harrier (*Circus cyaneus*), should this species be determined to be nesting on site.

As a Minor Amendment Area, the site must meet criteria and achieve the goals of linkages and corridors described in the MSCP and provide mitigation consistent with the Biological Mitigation Ordinance. Development within Minor Amendment Areas requires U.S. Fish and Wildlife Service Field Office Supervisor, California Department of Fish and Game Natural Community Conservation Planning Program Manager, and County approval. The proposed project is consistent with the County's MSCP Subarea Plan because it is located outside of a Biological Resource Core Area (BRCA) and because the project would provide mitigation in accordance with the Biological Mitigation Ordinance.

Mitigation for significant impacts to the raptor foraging habitat and sensitive vegetation communities would occur with off-site preservation possibly at the Daley Ranch Conservation Bank in the City of Escondido or other wildlife agency approved mitigation bank. Although

impacts to habitat of California horned lark and San Diego black-tailed jackrabbit would be less than significant, the habitat preservation would also benefit these and other sensitive species.

If clearing of native vegetation shall occur during the breeding season for ground-nesting raptors (February 1 through July 15), a pre-construction survey shall be conducted to determine if breeding or nesting birds occur within the impact area. If no nesting birds are found, construction may proceed; however, if ground-nesting birds are found on site, construction must be postponed until the breeding season or until all young have fledged.

1.0 INTRODUCTION

1.1 PURPOSE OF THE REPORT

A biological resources study was conducted for the proposed approximately 20.3-acre Santa Fe Heights project site to provide the project applicant, County of San Diego (County), resource agencies, and public with current biological data to satisfy project review under applicable regulatory guidelines. This report describes the vegetation communities, wildlife, and sensitive and/or significant biological resources occurring or with potential to occur on site. Project impacts would be mitigated consistent with the California Environmental Quality Act and County Multiple Species Conservation Program (MSCP; County 1997), Resource Protection Ordinance (RPO; County 2007), and Biological Mitigation Ordinance (BMO; County 2010).

1.2 PROJECT LOCATION AND DESCRIPTION

1.2.1 Project Location

The project site includes Assessor's Parcel Numbers 267-147-01 and -02 and is located north of Artesian Road. south of Top O The Morning Way (and The Crosby), and west of Caminito Del Vientecito and Starwood/Crosby Estates in the unincorporated community of Rancho Santa Fe in the northwestern portion of San Diego County (Figures 1 and 2). It is located within Section 26 of Township 13 South, Range 3 West on the San Bernardino Base and Meridian U.S. Geological Survey (USGS) 7.5-minute Rancho Santa Fe quadrangle map (Figure 2). The site is situated in the Lake Hodges segment of the County's MSCP Subarea Plan and is identified as a Minor Amendment Area. It is not a part of a Biological Resource Core Area (BCRA) or Pre-approved Mitigation Area (PAMA).

1.2.2 Project Description

The proposed project is a subdivision on 20.3 acres that would include 8 single-family residences on approximately 0.5 to 0.7 acre pads with requisite access and infrastructure including roadway improvements, utilities, and water quality control. Although grading would only occur on approximately one-fourth of the project site for pad development, for purposes of this report the entire site is considered impacted given that it is anticipated that future owners may pasture horses, plant orchards, or conduct other activities on the remaining area within the proposed parcels. All brush management for the proposed project would occur on-site and no off-site brush management would be required. Artesian Road improvements required for project development would occur within property boundaries and would not result in off-site impacts.

1.3 SURVEY METHODS

Nomenclature used in this report comes from Holland (1986) and Oberbauer (2008) for vegetation, Hickman, ed. (1993) for plants, Emmel and Emmel (1973) for butterflies, Collins and Taggart (2002) for amphibians and reptiles, American Ornithologists' Union (2006) for birds, and Baker et al. (2003) for mammals. Plant species status is taken from the California Native

Plant Society (2010) and specific plant species habitat information is from Reiser (1994). Animal species status is from the CDFG (2009).

1.3.1 Literature Review

In addition to field surveys, HELIX Environmental Planning, Inc. (HELIX) conducted a review of existing literature regarding biological resources within the project vicinity such as the County of San Diego's MSCP Subarea Plan (1997) and San Diego Vernal Pools report prepared by Bauder (1986). In addition, a search of the California Natural Diversity Database (CNDDB) (California Department of Fish and Game [CDFG] 2006) was conducted.

1.3.2 General Biological Survey and Vegetation Mapping

Initial biological surveys were conducted by HELIX biologists in 1999 and 2004, and updated surveys were conducted in 2007 and 2010 (Table 1).

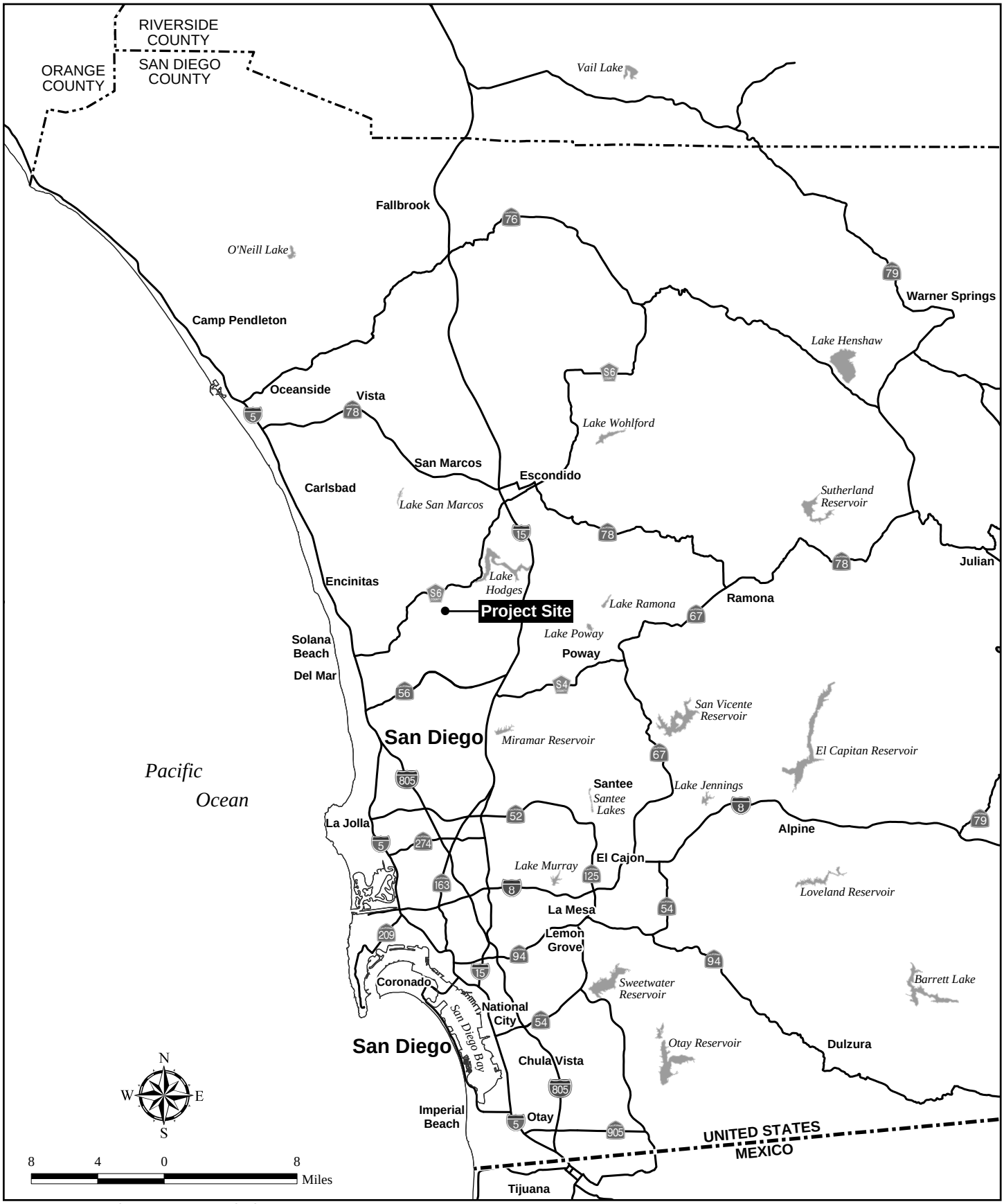
Table 1
BIOLOGICAL SURVEYS CONDUCTED

DATE	BIOLOGIST(S)	SURVEY TYPE(S)
February 16, 1999	Peter Allen, Deborah Leonard	Quino checkerspot butterfly habitat assessment*, general zoological
March 17, 1999	Peter Allen	Vegetation mapping, general zoological
May 19, 2004	Sally Trnka, Keli Balo	Vegetation mapping, rare plants
May 18, 2007	Dale Ritenour, Sally Trnka	Vegetation mapping, rare plants
	Jim Rocks	Coastal California gnatcatcher
July 12, 2007	Jim Rocks	Coastal California gnatcatcher
July 19, 2007	Jim Rocks	Coastal California gnatcatcher
April 19, 2010	Stacy Nigro	Rare plants

*In 1999, the project site occurred within the USFWS Quino checkerspot butterfly survey area, but it has since been removed from the USFWS survey area

Initial vegetation mapping was conducted in 1999 using a 1"=80' scale topographic map of the project vicinity. Revised mapping in 2004 and 2007 was conducted on recent aerial photographs of the site with overlaid topography. The vegetation mapping was verified in 2010. Vegetation mapping was done in accordance with the County's guidelines. All vegetation on site and within 100 feet beyond the project boundary was mapped in accordance with the County's Biological Resource Mapping Guidelines (County 2009).

The entire site was surveyed on foot, and all plants and animals detected were recorded. Any sensitive species detected were mapped in the locations in which they were observed.



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Regional Location Map

SANTA FE HEIGHTS

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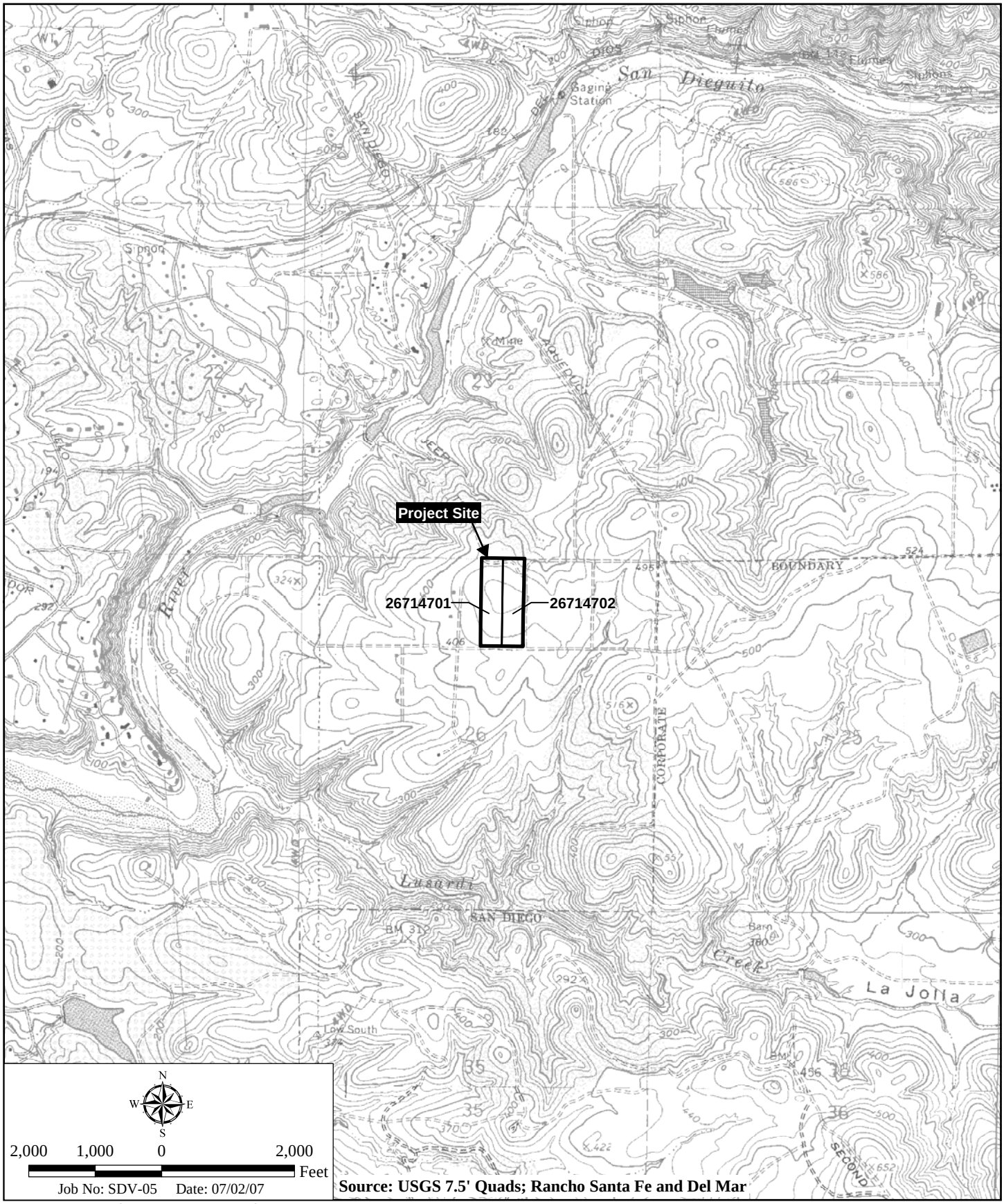
Figure 1



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Project Location Map

SANTA FE HEIGHTS

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Figure 2

1.3.3 Rare Plant Survey

Rare plant surveys were conducted on May 19, 2004, May 18, 2007, and April 19, 2010 (Table 1). The surveys focused on federal and state listed plant species, those on the County Sensitive Plant List (County 2009), and narrow endemic species potentially occurring on site.

1.3.4 Quino Checkerspot Butterfly Habitat Assessment

The Quino checkerspot butterfly (*Euphydryas editha quino*) habitat assessment was conducted in 1999 because the project site was located along the western edge of the U.S. Fish and Wildlife Service (USFWS)-defined "potential habitat area" for this species pursuant to the then-current protocol (USFWS 1999). Surveys were not conducted because it was believed that the habitat on site was not suitable for this species based on the habitat assessment. The location of the project site has since been removed from the potential habitat area for the species by the USFWS.

1.3.5 Coastal California Gnatcatcher Protocol Surveys

HELIX subconsultant (permitted biologist) Jim Rocks conducted three surveys for the coastal California gnatcatcher (*Polioptila californica californica*) in July 2007 (Table 1) in accordance with the USFWS survey protocol (1997). The surveys were conducted by walking through suitable habitat (Diegan coastal sage scrub on site and within 100 feet of the site) and identifying birds. Binoculars were used when necessary. Taped gnatcatcher vocalizations were used sparingly to elicit responses from gnatcatchers.

1.4 ENVIRONMENTAL SETTING

The site is undeveloped and appears to have been disced or furrowed in the past, as signs of bulldozer activity have been observed. A dirt road runs in a north-south direction through the center of the parcel. Topographically, the site is relatively flat with a hilltop in the center of the site and gradually descending topography to the north and south. Elevation on site ranges from 405 feet above mean sea level (AMSL) in the northeastern area of the site to 456 feet AMSL in the central portion of the site. The soil on site is Huerhuero Loam (Bowman 1973). Surrounding land uses generally consist of Starwood/Crosby Estates (under construction) to the north, Artesian Road to the south, and large-lot estates to both the west and south, and undeveloped parcels and large-lot estates to the east.

1.4.1 Regional Context

As noted above, the project site lies within the Lake Hodges segment of the MSCP Subarea Plan (County 1997) but has not been identified as a part of a BRCA or PAMA. The San Dieguito River runs north of the site, passing within approximately 1,800 feet of the northwest corner of the property.

1.4.2 Vegetation Communities

Six vegetation communities currently occur on site: disturbed Diegan coastal sage scrub, disturbed coyote brush scrub, disturbed southern mixed chaparral, non-native grassland, disturbed habitat, and developed land (Figure 3; Table 2). Additionally, disturbed Diegan coastal sage scrub, disturbed southern mixed chaparral, non-native grassland, disturbed habitat, agriculture, and developed land occur within the 100-foot mapping buffer off site.

Table 2
EXISTING VEGETATION COMMUNITIES

VEGETATION COMMUNITY	TIER	AREA (acre[s])
Diegan coastal sage scrub – disturbed (32510)*	II	0.1
Coyote brush scrub – disturbed (32500)	II	2.7
Southern mixed chaparral – disturbed (37120)	III	0.2
Non-native grassland (42200)	III	17.0
Disturbed habitat (11300)	IV	<0.1
Developed land (12000)	IV	0.3
	TOTAL	**20.3**

*Vegetation categories and numerical codes are from Holland (1986) and Oberbauer (2008)

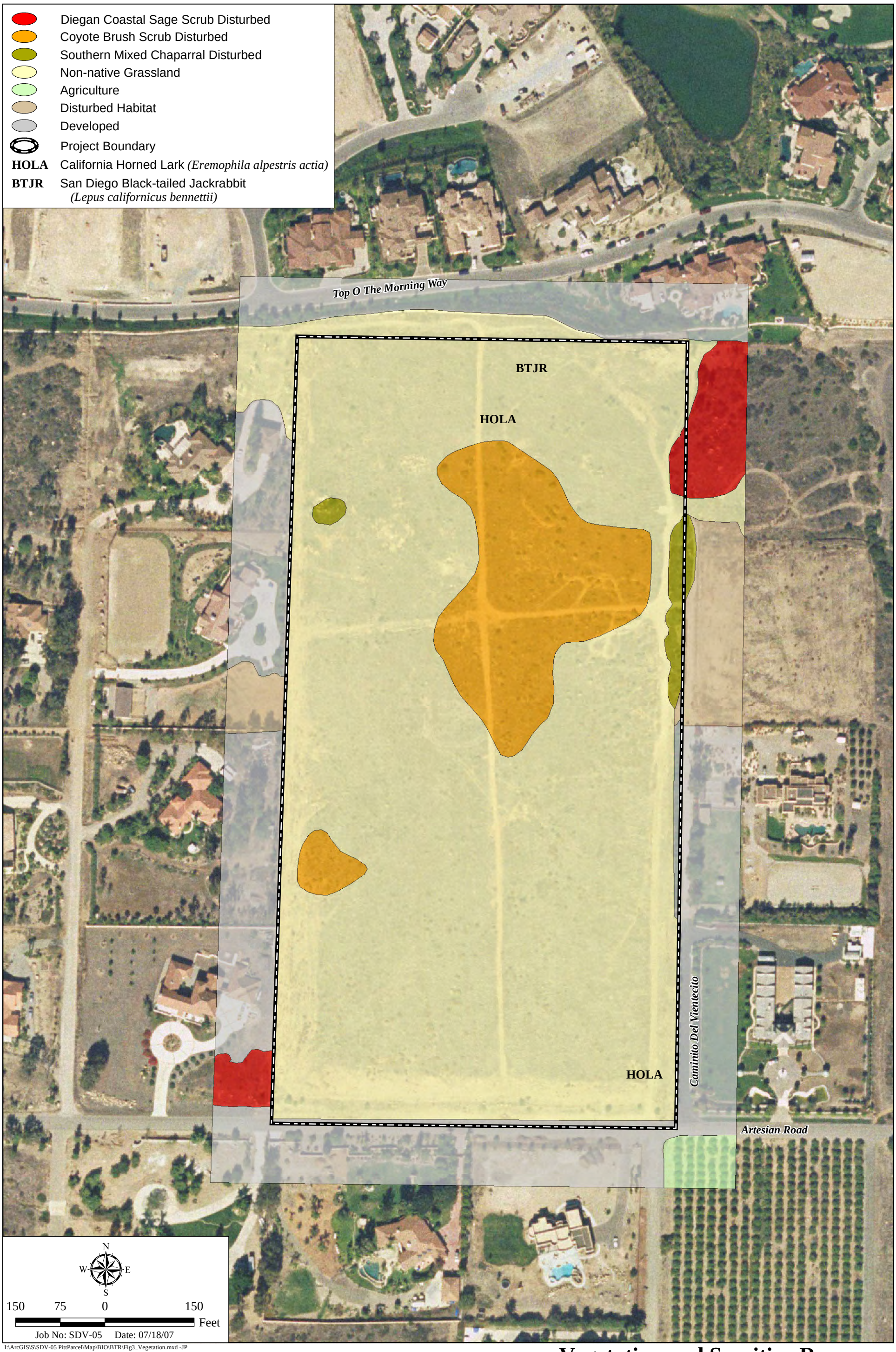
Diegan Coastal Sage Scrub – Disturbed (32510)

Although it has been greatly reduced from its historical distribution, Diegan coastal sage scrub is one of the major shrub communities in southern California, occupying xeric sites with shallow soils. Dominated by low, drought-deciduous shrub species with relatively shallow root systems and open canopies, coastal sage scrub communities often contain a substantial herbaceous component. Diegan coastal sage scrub occurs along the coast from Los Angeles to Baja California, Mexico (Baja; Holland 1986). This habitat also supports a number of endangered, threatened, and rare vascular plants as well as several bird and reptile species that are candidates for federal listing. Diegan coastal sage scrub is considered an MSCP Tier II habitat.

Approximately 0.1 acre of disturbed Diegan coastal sage scrub occurs in the northeastern corner of the project site represented by a small area that is a part of a larger patch of sage scrub that extends off site to the east. The disturbed Diegan coastal sage scrub on site is characterized by such typical species as California sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*) with a relatively large proportion of non-native grasses, including oats (*Avena* spp.), common ripgut grass (*Bromus diandrus*), and foxtail chess (*Bromus madritensis* ssp. *rubens*).

Coyote Brush Scrub – Disturbed (32500)

Coyote brush scrub is a drought-deciduous scrub community dominated by coyote brush (*Baccharis pilularis*). This community is related to Diegan coastal sage scrub but supports



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Vegetation and Sensitive Resources

SANTA FE HEIGHTS

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Figure 3

reduced plant diversity due to historical disturbance or other environmental conditions. The County considers this community a Tier II habitat.

The project site supports 2.7 acres of disturbed coyote brush scrub in two relatively open patches. This community is surrounded by the non-native grassland that dominates the property. It contains a large proportion of non-native annual grasses and forbs but has higher shrub content than the surrounding grassland. Within the project site, this community is characterized by coyote brush, laurel sumac (*Malosma laurina*), coastal deerweed (*Lotus scoparius*), and lemonadeberry (*Rhus integrifolia*) interspersed with a large number of non-native annual grasses and green-stem filaree (*Erodium moschatum*).

Southern Mixed Chaparral – Disturbed (37120)

Southern mixed chaparral is composed of broad-leaved sclerophyllous shrubs that can grow 6 to 10 feet in height and can form dense, nearly impenetrable stands. This community generally occurs on dry, rocky, often steep, north-facing slopes with little soil. Southern mixed chaparral is considered a Tier III habitat within the MSCP.

The southern mixed chaparral on site is considered disturbed because contains a large proportion of non-native grasses that have invaded from the surrounding landscape. This 0.2-acre patch occurs in a rocky area that is likely avoided by discing. Some of the dominant shrubs in this community include bushrue (*Cneoridium dumosum*), chamise (*Adenostoma fasciculatum*), and black sage (*Salvia mellifera*).

Non-native Grassland (42200)

Non-native grassland generally occurs on gradual slopes. Most of the annual introduced species that comprise non-native grassland originated from the Mediterranean region of Europe, an area with a long agricultural history and a climate similar to that in California. Intensive grazing and agricultural practices in conjunction with severe droughts contributed to the successful invasion and establishment of these non-native grass species and the replacement of native grasslands with an annual-dominated non-native grassland (Jackson 1985). Non-native grassland is considered an MSCP Tier III habitat.

The site supports 17.0 acres of non-native grassland, which is likely present on this site because of previous disturbance. This community is dominated on site by species such as wild oat (*Avena fatua*), purple falsebrome (*Brachypodium distachyon*), and Russian thistle (*Salsola tragus*).

Disturbed Habitat (11300)

Disturbed habitat consists of lands that have been permanently altered by legal human activity that which offer no biological value for native species. Such areas include dirt roads, graded areas, and dump sites, where no native or naturalized species remain. Disturbed habitat on site consists of a small area of cleared land associated with the access road for an undeveloped, graded lot off site to the east. Species found within this vegetation community include non-native grasses

such as oats, black mustard (*Brassica nigra*), and star thistle (*Centaurea melitensis*). Disturbed habitat covers less than 0.1 acre on site.

Developed Land (12000)

Developed land exists where permanent structures and/or pavement have been placed, preventing the growth of vegetation, or where landscaping is clearly tended and maintained. Approximately 0.3 acre of developed land occurs on the project site, represented by a small area of landscaping associated with a property to the east.

1.4.3 Flora

A total of 79 plant species have been observed on site (Appendix A). Given that the entire site is characterized by non-native grassland and disturbed phases of Diegan coastal sage scrub and southern mixed chaparral, exotic plants represent the majority of both total species and ground cover on site.

1.4.4 Fauna

A total of 30 animal species were observed or detected during surveys on site (Appendix B). Although several of the species recorded on site are often associated with disturbed areas, none is considered exotics.

1.4.5 Sensitive Plant Species

No sensitive plant species were observed during the 2004, 2007, or 2010 rare plant surveys of the site. The 2007 protocol surveys for coastal California gnatcatcher were negative (Rock Biological Consulting 2007). County sensitive and listed plant species with potential to occur on site are assessed in Appendix C. Refer to Appendix E for an explanation of status and sensitivity codes for both plant and animal species.

1.4.6 Sensitive Wildlife Species

Two sensitive animal species were observed on site and are described below. County sensitive and listed animal species with potential to occur on site are assessed in Appendix D.

California horned lark (*Eremophila alpestris actia*)
Status: --/SSC; County Group 2
Distribution: Coastal slopes and lowlands from Sonoma County to northern Baja
Habitat: Sandy beaches, agricultural fields, grasslands, open areas
Status on site: Two small flocks of California horned larks were observed on site: one in the southeastern portion of the site and one in the north-central portion. It is highly likely that the entire site is used by horned larks.

San Diego black-tailed jackrabbit (*Lepus californicus bennettii*)
Status: --/SSC; County Group 2
Distribution: Southern Santa Barbara County south on the coastal slope to the vicinity of San Quintin, Baja. Localities on the eastern edge of its range include Jacumba and San Felipe Valley in San Diego County.
Habitat: Occurs primarily in open habitats including coastal sage scrub, chaparral, grasslands, croplands, and open disturbed areas if there is at least some shrub cover present.
Status on site: One jackrabbit was observed in the north-central portion of the site

1.4.7 Wetlands/Jurisdictional Areas/Vernal Pools

No wetlands or jurisdictional areas occur within the project site. During field surveys, most recently in April 2010, the biologists looked for signs of vernal pools. No vernal pools, vernal pool indicator species, dry/cracking clay soils, or ponding or vegetative rings were observed on site. In addition, the San Diego Vernal Pools report prepared by Bauder (1986) was reviewed. The closest vernal pool complex identified in the Bauder report is complex H, which is approximately 3 miles south of the project site. It should be noted that the Bauder report was conducted only within the City of San Diego. Within the County, the closest known vernal pools are within The Crosby, approximately 1 mile north of the project site. Given that the site has been disced or furrowed in the past there is very low potential of vernal pools occurring on site.

1.4.8 Habitat Connectivity and Wildlife Corridors

Wildlife corridors represent areas where wildlife movement is concentrated due to natural or artificial constraints. Local corridors such as hillsides and tributary drainages provide access to resources such as food, water, and shelter. Animals can use these corridors to travel among different habitats (i.e., riparian and upland habitats), which they may use at different points throughout their life history. Regional corridors link two or more large areas of open space, providing avenues for movement, dispersal, and migration as well as contact between otherwise distinct populations of wildlife, including large mammals such as mule deer, bobcats (*Lynx rufus*), and mountain lions.

Residential development occurs immediately adjacent to the northern, southern, western, and half of the eastern property boundaries. Limited connectivity with off-site habitat occurs to the northeast, where an area of coastal sage scrub remains on an undeveloped parcel and could allow wildlife access to the site. Even though it has limited connectivity with undeveloped areas off site, the habitat on site is of relatively low quality to wildlife species and does not contribute substantially to any wildlife corridor function in the region.

1.5 APPLICABLE REGULATIONS

The project site falls under the County's MSCP Subarea Plan (County 1997). It is designated as a non-preserve area outside of a BRCA. The proposed project is consistent with the MSCP Subarea Plan because of its location outside of a BRCA and because the project would provide mitigation in accordance with the BMO (County 2010).

The MSCP Subarea Plan and BMO require the on-site preservation of sensitive resources and the preservation of habitat linkages and corridors. The sensitive habitats on the project site are disturbed or non-native phases of Tier II (disturbed Diegan coastal sage scrub and disturbed coyote brush scrub) and III (disturbed southern mixed chaparral and non-native grassland) habitats. Virtually the entire site has been plowed in the past, and a limited amount of scattered shrubs are present on site. The topography is relatively flat, and development is occurring or has occurred on all sides of the property. For these reasons, the site has limited value as a habitat linkage or corridor, does not qualify as a BRCA, and therefore, no on-site preservation is proposed. All mitigation would occur off-site possibly at the Daley Ranch Conservation Bank in the City of Escondido or other wildlife agency approved mitigation bank.

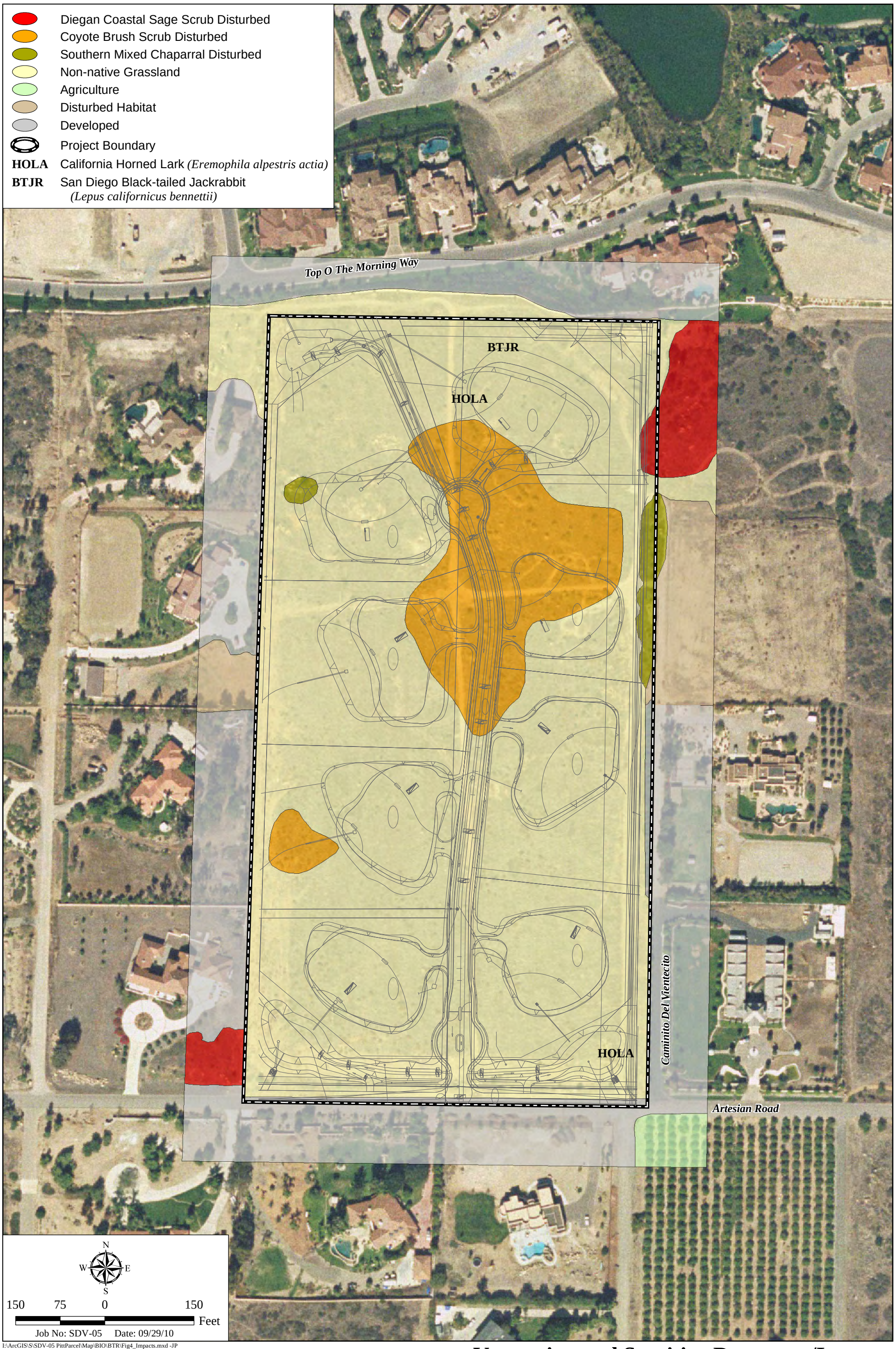
The site is designated within the MSCP as a part of a Minor Amendment Area. As described in the MSCP, Minor Amendment Areas "contain habitat that could be partially or completely eliminated (with appropriate mitigation) without significantly affecting the overall goals of the County's Subarea Plan." Minor Amendment Areas must meet the criteria and achieve the goals of linkages and corridors described in the MSCP and provide mitigation consistent with the BMO. Development within Minor Amendment Areas requires USFWS Field Office Supervisor, CDFG Natural Community Conservation Planning (NCCP) Program Manager, and County approval.

2.0 PROJECT EFFECTS

Direct impacts are immediate impacts resulting from permanent habitat removal. Direct impacts were quantified by overlaying the limits of all project grading and brush management on the biological resources map of the site. No off-site impacts are anticipated. Indirect impacts are all actions that are not direct removal of habitat, but affect the surrounding biological resources either as a secondary effect of the direct impacts or as the cause of degradation of a biological resource over time. Projects can have a wide variety of indirect impacts, depending on the nature of the project, such as lighting, noise, or human access/domestic animals/colonization of invasive species. Cumulative impacts are those caused by numerous projects in the region and their additive effect of multiple direct and indirect impacts to biological resources over time.

2.1 DIRECT IMPACTS

The entire project site is assumed directly impacted by the proposed project due to grading as well as post-construction installation of potential horse pastures, orchards, etc. by future property owners. Impacts include 0.1 acre of disturbed Diegan coastal sage scrub, 2.7 acres of disturbed coyote brush scrub, 0.2 acre of disturbed southern mixed chaparral, 17.0 acres of non-native grassland, less than 0.1 acre of disturbed habitat, and 0.3 acre of developed land (Figure 4; Table 3).



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Vegetation and Sensitive Resources/Impacts

SANTA FE HEIGHTS

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Figure 4

Table 3 IMPACTS TO VEGETATION COMMUNITIES		
VEGETATION COMMUNITY	**TIER**	**IMPACTS**
Diegan coastal sage scrub – disturbed (32510)*	II	0.1
Coyote brush scrub – disturbed (32500)	II	2.7
Southern mixed chaparral – disturbed (37120)	III	0.2
Non-native grassland (42200)	III	17.0
Disturbed habitat (11300)	IV	<0.1
Developed land (12000)	IV	0.3
	TOTAL	**20.3**

*Vegetation categories and numerical codes are from Holland (1986) and Oberbauer (2008)

Additionally, the project would impact habitat of California horned lark and San Diego black-tailed jackrabbit.

Although not a sensitive species, coastal prickly pear cactus (*Opuntia littoralis*) would be impacted either during project grading or potentially by property owners prior to use of the remainder of the parcels.

2.2 INDIRECT IMPACTS

Indirect impacts resulting from lighting, noise, and domestic animals/colonization of invasive species could be potentially significant.

2.2.1 Lighting

Night lighting on native habitats can prevent nocturnal wildlife from using an area. Night lighting could cause an increased loss in native wildlife as it could provide nocturnal predators with an unnatural advantage over their prey. No preserve areas are proposed on site or occur adjacent to the project. Regardless, all proposed project-related lighting would be required to adhere to Division 9 of the San Diego County Light Pollution Code. Lighting within the proposed project footprint adjacent to preserved habitat would be of the lowest illumination allowed for human safety, selectively placed, shielded, and directed away from preserved habitat.

2.2.2 Noise

Grubbing, grading, and construction noise would be a temporary impact to local wildlife. The activity could displace wildlife from the vicinity of the grading and construction, but once complete, wildlife is expected to return to areas near residential lots. Noise-related impacts would be considered significant if sensitive species were displaced from their nests and failed to breed. No coastal California gnatcatchers were observed or detected during the 2007 protocol survey and no raptors were observed during surveys. However, a significant impact would occur

if tree-nesting raptors are present within 500 feet of the impact area, or if ground-nesting raptors are present within 800 feet of the impact area.

2.2.3 Human Access/Domestic Animals/Colonization Of Invasive Species

Given that (1) no preserve areas are proposed on site or occur adjacent to the project, (2) no large block of habitat occur in the project vicinity, and (3) the remaining habitat in the vicinity is already fragmented by development, increases in human activity is not anticipated to result in degradation of sensitive species or sensitive habitat.

Because the proposed project is residential in nature, domestic predators (namely cats) may be introduced to the surrounding habitat. Although such introductions have potential to harm sensitive species, no listed animal species were detected or are expected to occur in the immediate surrounding habitat, and impacts would not jeopardize the long-term survival of County sensitive species.

Non-native plants could colonize sites disturbed by construction and could potentially spread into adjacent native habitats. Many of these non-native plants are highly invasive and can displace native vegetation, thereby reducing native species diversity, potentially increasing flammability and fire frequency, changing ground and surface water levels, and potentially adversely affecting native wildlife that is dependent on native plant species, as a few examples. It should be noted that the majority of the site has been disced or furrowed in the past and habitat on site consists primarily of non-native grasses. No preserve areas are proposed on site or occur adjacent to the project.

3.0 SPECIAL STATUS SPECIES

3.1 GUIDELINES FOR THE DETERMINATION OF SIGNIFICANCE

Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the USFWS or CDFG?

Any of the following conditions would be considered significant if:

A. The project would impact one or more individuals of a species listed as federally or state threatened or endangered.

B. The project would impact more than 20 percent of a local population or impact the survival of a local population of any the regional long-term survival of a County Group A or B plant species, County Group 1 animal species, or a species listed as a state Species of Special Concern (SSC). Impacts of less than 5 percent of an existing population could be considered less than significant only if a biologically based determination can be made that the project

would not have a substantial adverse effect on the regional long-term survival of that plant or animal. Impacts to 5 percent or more of the population are generally considered significant.

C. The project would impact the regional long-term survival of a County Group C or D plant species or a County Group 2 animal species.

D. The project may impact arroyo toad (*Bufo californicus*) aestivation or breeding habitat. Any alteration of suitable habitat within 1 kilometer (3,280 feet) in any direction of occupied breeding habitat (unless very steep slopes or other barriers constrain movement) could only be considered less than significant if a biologically-based determination can be made that the project would not impact the aestivation or breeding behavior of arroyo toads.

E. The project would impact golden eagle (*Aquila chrysaetos*) habitat. Any alteration of habitat within 4,000 feet of an active golden eagle nest could be considered less than significant only if a biologically based determination can be made that the project would not have a substantially adverse effect on the long-term survival of the identified golden eagle pair.

F. The project would result in a loss of functional foraging habitat for raptors. Alteration of less than 5 acres of foraging habitat could be considered less than significant only if a biologically based determination can be made that the project would not have a substantially adverse effect on the long-term survival of any raptor species.

G. The project would increase noise and/or night lighting to a level above ambient proven to adversely affect sensitive species.

H. The project would impact the viability of a core wildlife area, defined as a large block of habitat that supports a viable population of a sensitive wildlife species, or an area that supports multiple wildlife species. Alteration of any portion of a core habitat would be considered less than significant if a biologically-based determination can be made that the project would not have a substantially adverse effect on the core area and the species it supports.

I. The project would increase human access or predation or competition from domestic animals, pests, or exotic species to levels that would adversely affect sensitive species.

J. The project would impact nesting success of the following sensitive animals through grading, clearing, fire fuel modification, and/or other noise generating activities such as construction. Alteration of habitat during the breeding seasons (see chart below for breeding seasons of sensitive bird species) could be considered less than significant only if a biologically based determination can be made that the project would not have a measured adverse effect on the long-term survival of the specified species.

3.2 ANALYSIS OF PROJECT EFFECTS

The following project effects would be considered significant because one or more of the following guidelines would be met:

3.1.F. Project implementation would impact approximately 20.0 acres of suitable foraging habitat for raptors. Impacts to these species would be significant under County Guideline 3.1.F.

3.1.J. Although none of the sensitive bird species listed in Guideline 3.1.J was observed during on-site surveys, the northern harrier (*Circus cyaneus*) is a ground-nesting bird with moderate potential to occur on site. The project has potential to impact the nesting success of this species if it is determined to occur on site. If northern harriers were determined to occur on site, impacts to this species would be considered significant under County Guideline 3.1.J.

The proposed project would not result in significant impacts under the following guidelines for the following reasons:

3.1.A. No federally or state endangered or threatened species occur on the project site; therefore, project implementation would not have a significant impact on these species.

3.1.B. The proposed project would impact the California horned lark and San Diego black-tailed jackrabbit, which are SSC species. Because less than 5 percent of the existing local populations of these species would be impacted, these impacts would be considered less than significant. Moreover, project impacts to vegetation communities would be mitigated in accordance with the County's BMO, which requires preservation of habitat that would be suitable to support both California horned larks and San Diego black-tailed jackrabbits.

3.1.C. The proposed project would impact two California horned larks and one San Diego black-tailed jackrabbit, both of which are County Group 2 species. Habitat on the project site is of relatively low quality, and higher quality habitat occurs off site to the south and regionally to the west and north. Moreover, the number of individuals that would be affected is relatively small. As a result, project implementation would not impact the regional long-term survival of these species.

3.1.D. No arroyo toads were observed or have potential to occur on the project site.

3.1.E. The project site does not support suitable golden eagle habitat.

3.1.G. Because the project site is largely separated from large blocks of undeveloped habitat, any noise or night lighting is not expected to adversely affect sensitive species. In addition, the applicant would be required to adhere to Division 9 of the San Diego County Light Pollution Code.

3.1.H. Development of the proposed project would not impact any wildlife corridors.

3.1.I. Because the proposed project is residential in nature, domestic predators (namely cats) may be introduced to the surrounding habitat. Although such introductions have potential to harm sensitive species, no listed species were detected or are expected to occur in the immediate surrounding habitat, and impacts would not jeopardize the long-term survival of County sensitive species.

Non-native plants could colonize sites disturbed by construction and could potentially spread into adjacent native habitats. Many of these non-native plants are highly invasive and can displace native vegetation, thereby reducing native species diversity, potentially increasing flammability and fire frequency, changing ground and surface water levels, and potentially adversely affecting native wildlife that is dependent on native plant species, as a few examples. It should be noted that the majority of the site has been disced or furrowed in the past and habitat on site consists primarily of non-native grasses. No preserve areas are proposed on site or occur adjacent to the project.

3.3 CUMULATIVE IMPACT ANALYSIS

Although individual environmental effects of a development project may be less than significant when analyzed alone, in connection with impacts of past, present, and future development, additive project effects may cause the significant loss or degradation of a resource.

The cumulative impact analysis for the proposed project includes a study area defined by land use and political boundaries, species ranges, vegetation communities, site conditions, and topography. For this project, the cumulative impact study area consists of a portion of the San Dieguito Community Planning Area (SDCPA), which is bounded to the north by San Marcos, to the west by Encinitas, to the northeast by Escondido, and to the south and southeast by San Diego. Portions of the Communities of Rancho Santa Fe and Fairbanks Ranch are included in the cumulative impact study area.

A total of 50 projects (including the proposed project) were reviewed for this cumulative analysis (Appendix F). Special status plant species that would be impacted within the cumulative study area include California adolphia (*Adolphia californica*), thread-leaved brodiaea (*Brodiaea filifolia*), and ashy spike-moss (*Selaginella cinerascens*). In addition to the sensitive species that would be impacted by the proposed project, the coastal California gnatcatcher (*Polioptila californica californica*), northern harrier (*Circus cyaneus*), white-tailed kite (*Elanus leucurus*), and prairie falcon (*Falco mexicanus*) would also be impacted within the cumulative study area. Additionally, raptor foraging habitat would be cumulatively impacted.

The MSCP was designed to maintain the viability of listed species and to prevent the need for future listings. All impacts to sensitive species would be mitigated in conformance with the MSCP and the BMO to below a level of significance. The proposed project's contribution to cumulative impacts to California horned lark and San Diego black-tailed jackrabbit would not be expected to jeopardize the regional long-term viability because of these species within the cumulative impact study area.

3.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Impact 3.4.1 Implementation of the proposed project would result in impacts to raptor foraging habitat caused by loss of disturbed Diegan coastal sage scrub, disturbed southern mixed chaparral, and non-native grassland.

Mitigation Measure (MM) 3.4.1

Impacts to raptor foraging habitat would be mitigated through off-site preservation of 0.1 acre of Diegan coastal sage scrub and 2.7 acres of coyote brush scrub at a 1:1 ratio while impacts to 0.2 acre of southern mixed chaparral and 17.0 acres of non-native grassland would be mitigated at a 0.5: 1 ratio (Table 4).

Table 4
MITIGATION FOR IMPACTS TO VEGETATION COMMUNITIES*

VEGETATION COMMUNITY*	TIER	EXISTING	IMPACTS	MITIGATION			
				Ratio	Total	Preserved on Site	Off-site Requirement
Diegan coastal sage scrub – disturbed (32510)*	II	0.1	0.1	1:1	0.1	0.0	0.1
Coyote brush scrub – disturbed (32500)	II	2.7	2.7	1:1	2.7	0.0	2.7
Southern mixed chaparral – disturbed (37120)	III	0.2	0.2	0.5:1	0.1	0.0	0.1
Non-native grassland (42200)	III	17.0	17.0	0.5:1	8.5	0.0	8.5
Disturbed habitat (11300)	IV	<0.1	<0.1	--	0.0	0.0	0.0
Developed land (12000)	IV	0.3	0.3	--	0.0	0.0	0.0
TOTAL		**20.3**	**20.3**	**--**	**11.4**	**0.0**	**11.4**

*Vegetation categories and numerical codes are from Holland (1986) and Oberbauer (2008)

Impact 3.4.2 The northern harrier (a ground-nesting raptor) has moderate potential to occur on site and could potentially be impacted if found nesting on site.

MM 3.4.2 If clearing of native vegetation shall occur during the breeding season for ground-nesting raptors (February 1 through July 15), a pre-construction survey shall be conducted to determine if breeding or nesting birds occur within the impact area. If no nesting birds are found, construction may proceed; however, if

ground-nesting birds are found on site, construction must be postponed until the breeding season or until all young have fledged.

Impact 3.4.3 Although not a sensitive species, coastal prickly pear cactus would be impacted either during project grading or potentially by property owners prior to use of the remainder of the parcels. AS such, it has been recommended

MM 3.4.3 All native cacti on site (i.e., coastal prickly pear cactus) shall be salvaged prior to grading on site or sale of parcels and provided to an appropriate nursery.

3.5 CONCLUSION

With implementation of the measures discussed in Section 3.4, all impacts to special status species would be considered less than significant.

4.0 RIPARIAN HABITAT OR SENSITIVE NATURAL COMMUNITY

4.1 GUIDELINES FOR THE DETERMINATION OF SIGNIFICANCE

The project would have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the USFWS or CDFG if any of the following conditions are met:

A. Project-related construction, grading, clearing, construction or other activities would temporarily or permanently remove sensitive native or naturalized habitat (as listed in Table 5 of the County Biological Guidelines, excluding those without a mitigation ratio) on or off the project site.

B. Any of the following will occur to or within jurisdictional wetlands and/or riparian habitats as defined by the U.S. Army Corps of Engineers (Corps), CDFG, and County: vegetation removal; grading; obstruction or diversion of water flow; adverse change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; road crossing construction; placement of culverts or other underground piping; any disturbance of the substratum; and/or any activity that may cause an adverse change in native species composition, diversity and abundance.

C. The project would draw down the groundwater table to the detriment of groundwater-dependent habitat, typically a drop of 3 feet or more from historical low groundwater levels.

D. The project would increase human access or competition from domestic animals, pests, or exotic species to levels proven to affect sensitive habitats adversely.

E. The project does not include a wetland buffer adequate to protect the functions and services of existing wetlands.

4.2 ANALYSIS OF PROJECT EFFECTS

The following project effects would be considered significant because one or more of the following guidelines would be met:

4.1.A. Implementation of the proposed project would result in impacts to sensitive vegetation communities, including 0.1 acre of disturbed Diegan coastal sage scrub, 2.7 acres of disturbed coyote brush scrub, 0.2 acre of disturbed southern mixed chaparral, and 17.0 acres of non-native grassland (Table 3).

The proposed project would not result in significant impacts under the following guidelines for the following reasons:

4.1.B. The project would not occur within any jurisdictional wetlands or riparian habitats as defined by the Corps, CDFG, or County as none occur on site.

4.1.C. No groundwater-dependent habitats occur on site, and the groundwater level is not expected to be drawn down to a degree that would affect groundwater-dependent habitat.

4.1.D. Given that the entire project site will be developed and the remaining habitat in the vicinity is already fragmented by development, the project would not adversely affect other sensitive habitats by increasing human access or competition from domestic animals, pests, or exotic species.

4.1.E. No wetland buffers would be required for the proposed project.

4.3 CUMULATIVE IMPACT ANALYSIS

Although wetland and riparian areas would be impacted within the cumulative study area, implementation of the proposed project would not impact these areas as none occur on site. The proposed project would not contribute to cumulative impacts to wetland or riparian areas.

Approximately 2,096.3 acres of coastal sage scrub, 473.2 acres of chaparral, and 323.1 acres of grasslands would be impacted within the cumulative study area, including the proposed project (Appendix F). All impacts associated with the proposed project would be mitigated in conformance with the MSCP, which was designed to maintain large the viability of sensitive species and obviate listing of other species in the future. The majority of all impacts within the cumulative study area would result from the 4S Ranch Planning Area project (60 percent of all coastal sage scrub, 75 percent of all chaparral, and 92 percent of all grassland impacted), so the proposed project contributes only a very small portion of the total cumulative impact to vegetation communities.

4.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Impact 4.4.1a and b

Implementation of the proposed project would result in significant impacts to sensitive vegetation communities.

MM 4.4.1a Impacts to sensitive vegetation communities would be mitigated in accordance with the guidelines outlined in the County's BMO. These impacts would be mitigated through off-site preservation possibly at the Daley Ranch Conservation Bank in the City of Escondido or other wildlife agency and County-approved mitigation bank. Impacts to 0.1 acre of disturbed Diegan coastal sage scrub and 2.7 acres of disturbed coyote brush scrub would require mitigation at a 1:1 ratio (0.1 acre and 2.7 acres, respectively) while impacts to impacts to 0.2 acre of disturbed southern mixed chaparral and 17.0 acres of non-native grassland would require mitigation at a 0.5:1 ratio (0.1 acre and 8.5 acres, respectively). Because coyote brush scrub is a subset of the Diegan coastal sage scrub, impacts to both these communities would be mitigated with the preservation of Diegan coastal sage scrub.

MM 4.4.1b Temporary construction staking or fencing shall be erected under the supervision of a qualified biologist at or outside the edge of the impact areas where they interface with natural areas. This fencing shall be erected prior to commencement of brushing or grading activities and shall demarcate areas where human and equipment access and disturbance from grading are prohibited. A qualified biologist shall monitor all site preparation and grading activities near these interfaces during construction. Staging areas shall be restricted to approved impact areas only.

4.5 CONCLUSION

With implementation of the measures discussed in Section 4.4, all impacts to sensitive vegetation communities would be considered less than significant.

5.0 JURISDICTIONAL WETLANDS AND WATERWAYS

Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means?

5.1 ANALYSIS OF PROJECT EFFECTS

As previously stated in Sections 2.4 and 4.2, implementation of the proposed project would not result in impacts to Corps jurisdictional areas as none occur on site.

5.2 CUMULATIVE IMPACT ANALYSIS

Although wetland and riparian areas would be impacted within the cumulative study area, implementation of the proposed project would not impact these areas as none occur on site. The proposed project would not contribute to cumulative impacts to wetland or riparian areas.

5.3 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Given that no impacts to Corps jurisdictional areas would occur, no mitigation is required.

5.4 CONCLUSION

Implementation of the proposed project would not result in impacts to Corps jurisdictional areas.

6.0 WILDLIFE MOVEMENT AND NURSERY SITES

6.1 GUIDELINES FOR THE DETERMINATION OF SIGNIFICANCE

Project impacts to wildlife movement and nursery sites would be considered significant if the project would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Such impacts would be considered significant if:

A. The project would prevent wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction.

B. The project would substantially interfere with connectivity between blocks of habitat or would potentially block or substantially interfere with a local or regional wildlife corridor or linkage.

C. The project would create artificial wildlife corridors that do not follow natural movement patterns.

D. The project would increase noise and/or night lighting in a wildlife corridor or linkage to levels proven to affect the behavior of the animals identified in a site-specific analysis of wildlife movement.

E. The project does not maintain an adequate width for an existing wildlife corridor or linkage and/or would further constrain an already narrow corridor through activities such as (but not limited to) reduction of corridor width, removal of available vegetative cover, placement of incompatible uses adjacent to it, and placement of barriers in the movement path.

F. The project does not maintain adequate visual continuity (i.e., long lines-of-site) within wildlife corridors or linkage.

6.2 ANALYSIS OF PROJECT EFFECTS

A large block of habitat with connectivity to the San Dieguito River occurs to the south of the project site, which is essentially separated from this patch of off-site habitat by residential development to the north, south, west, and most of the east. The only connection with this habitat is by a small area of coastal sage scrub habitat to the northeast. Given the highly disturbed nature of the habitat on site and the very restricted connection with any significant off-site habitat areas, the project site does not contribute in any substantial way to local or regional wildlife corridors or linkages.

The proposed project would not result in significant impacts under the following guidelines:

6.1.A. Given the relatively low quality of the habitat present on the site, project implementation would not substantially reduce wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction. Although the project site does provide raptor foraging habitat, this habitat would not be considered necessary for raptor reproduction, given the fragmented nature of the habitat on site and on the bordering properties.

6.1.B. Because the project site is not a part of a wildlife corridor or linkage, its development would not impair connectivity between any blocks of habitat nor would it interfere with local or regional wildlife corridors or linkages.

6.1.C. The project would not create wildlife corridors of any kind and would not be expected to change wildlife movement routes.

6.1.D. Because the project site is not directly adjacent to any large blocks of off-site habitat, any noise or lighting caused by project development would not affect off-site wildlife corridors or linkages.

6.1.E. Project development would not affect the width of any wildlife corridors or linkages.

6.1.F. Project development would not affect visual continuity within wildlife corridors or linkages because it is not located within a corridor.

6.3 CUMULATIVE IMPACT ANALYSIS

Because the proposed project would not cause impacts to wildlife movement corridors or nursery sites, it would not contribute to cumulative impacts to these areas.

6.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

No mitigation measures would be required because the project would not cause significant impacts to wildlife corridors or nursery sites.

6.5 CONCLUSION

Implementation of the proposed project would not affect wildlife corridors or nursery sites.

7.0 LOCAL POLICIES, ORDINANCES, AND ADOPTED PLANS

7.1 GUIDELINES FOR THE DETERMINATION OF SIGNIFICANCE

Impacts associated with the project would be considered significant if they conflicted with any local policies or ordinances protecting biological resources, with provisions of an adopted Habitat Conservation Plan (HCP), NCCP plan, or other approved local, regional, or state HCP. Project effects would be considered significant if any of the following guidelines are met:

A. For lands outside of the MSCP, the project would impact Diegan coastal sage scrub vegetation in excess of the County's 5 percent habitat loss threshold as defined by the Southern California Coastal Sage Scrub NCCP Guidelines.

B. The project would preclude or prevent the preparation of the subregional NCCP. For example, the project proposes development within areas that have been identified by the County or resource agencies as critical to future habitat preserves.

C. The project will impact any amount of sensitive habitat lands as outlined in the RPO.

D. The project would not minimize and/or mitigate coastal sage scrub habitat loss in accordance with NCCP Guidelines Section 4.3.

E. The project does not conform to goals and requirements outlined in any applicable HCP, RMP, Special Area Management Plan, Watershed Plan, or similar regional planning effort.

F. For lands within the MSCP, the project would not minimize impacts to BRCAs as defined in the BMO.

G. The project would preclude connectivity between areas of high habitat values, as defined by the Southern California Coastal Sage Scrub NCCP Guidelines.

H. The project does not maintain existing movement corridors and/or habitat linkages as defined by the BMO.

I. The project does not avoid impacts to MSCP narrow endemic species and would impact core populations of narrow endemics.

J. The project would reduce the likelihood of survival and recovery of listed species in the wild.

K. The project would result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (Migratory Bird Treaty Act).

L. The project would result in the take of eagles, eagle eggs or any part of an eagle (Bald and Golden Eagle Protection Act).

7.2 ANALYSIS OF PROJECT EFFECTS

The proposed project would not result in significant impacts under the following guidelines for the following reasons:

7.1.A. The project lies within the County's MSCP and would not affect the County's 5 percent habitat loss threshold as defined by the Southern California Coastal Sage Scrub NCCP Guidelines.

7.1.B. Because the project lies within the County's MSCP, it would not would preclude or prevent the preparation of the subregional NCCP.

7.1.C. The proposed project is consistent with the RPO.

7.1.D. The project proposes to offset impacts to Diegan coastal sage scrub within a BRCA at a 1:1 ratio that is consistent with the BMO.

7.1.E. The project meets to goals and requirements of the MSCP, RPO, and BMO and all other relevant regional planning efforts.

7.1.F. The project does not contain habitat identified as a BRCA.

7.1.G. The project is surrounded by existing development and would not preclude connectivity between areas of high habitat values, as defined by the Southern California Coastal Sage Scrub NCCP Guidelines.

7.1.H. The project site is not a part of any wildlife corridor or linkage.

7.1.I. No MSCP narrow endemic species occur on the project site.

7.1.J. No federal or state listed species occur on the project site.

7.1.K. Project implementation would not result in death of migratory birds or destroy active migratory bird nests and/or eggs.

7.1.L. No eagles were observed or are expected to nest or forage on site.

7.3 CUMULATIVE IMPACT ANALYSIS

Because the proposed project is consistent with all local and regional policies and regulations, it would not contribute to cumulative impacts associated with local policies, ordinances, or adopted plans

7.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

No mitigation would be required.

7.5 CONCLUSION

The proposed project would not contravene any local policies or ordinances protecting biological resources, with the provisions of an adopted HCP, NCCP plan, or other approved local, regional, or state HCP.

8.0 SUMMARY OF PROJECT IMPACTS AND MITIGATION

8.1 IMPACTS

Implementation of the proposed project would result in significant impacts to special status species and natural communities. The project would not result in significant impacts to riparian areas, jurisdictional wetlands, wildlife movement, or local policies.

The proposed project would directly impact the habitat of California horned lark and San Diego black-tailed jackrabbit, which are both SSC and County Group 2 species. These impacts would occur to less than 5 percent of the existing populations of these two species and would not impact their long-term survival. As a result, direct impacts to these sensitive species would be considered less than significant.

Impacts associated with loss of raptor foraging habitat would be considered significant. Additionally, the project has potential to impact the nesting success of the northern harrier, a ground-nesting bird, if this species is determined to occur on site. These impacts would be considered significant and would require mitigation.

Project implementation would significantly impact 0.1 acre of disturbed Diegan coastal sage scrub, 2.7 acres of disturbed coyote brush scrub, 0.2 acre of disturbed southern mixed chaparral, and 17.0 acres of non-native grassland. No impacts would occur to Corps, CDFG, or County jurisdictional areas.

Because the project site does not occur within a wildlife corridor, the proposed project would not impact wildlife movement or nursery sites.

The proposed project would be developed in accordance with the MSCP and all state and federal policies. Additionally, all impacts would be mitigated at the ratios outlined in the BMO. No significant impacts would occur as a result of noncompliance with local policies, ordinances, or adopted plans.

8.2 MITIGATION

Impacts to raptor foraging habitat would be offset along with impacts to Diegan coastal sage scrub, southern mixed chaparral, and non-native grassland with the preservation of sensitive upland habitats.

Impacts caused from human activity and exotic species would be reduced to below a level of significance with a combination of biological monitoring and installation of temporary construction fencing during construction and installation of permanent fencing on all the finished lots. Temporary construction fencing would be installed to exclude construction crews and equipment from accessing the off-site natural areas, and a biological monitor will be present during all construction near the northeastern corner of the site where the project interfaces with off-site Diegan coastal sage scrub vegetation. On project completion, permanent fencing shall be installed on all lots to restrict domestic pet access from undeveloped areas off site.

Impacts to sensitive vegetation communities would be mitigated with preservation at the Daley Ranch Conservation Bank in the City of Escondido or other wildlife agency and County-approved mitigation bank. This preservation would include 0.1 acre of Diegan coastal sage scrub, 2.8 acres of coyote brush scrub, 0.1 acre of southern mixed chaparral, and 8.5 acres of grassland habitat. Because coyote brush scrub is a sub-category of coastal sage scrub, impacts to this community would be offset with preservation of Diegan coastal sage scrub (Table 4). This preservation would also provide habitat for the California horned lark and San Diego black-tailed jackrabbit.

Because the proposed project and all mitigation measures would be in conformance with the County MSCP Subarea Plan and BMO, it is anticipated that the required Minor Amendment would be approved by the wildlife agencies.

With implementation of the mitigation measures listed in Sections 3.4 and 4.4, and summarized in Table 5 below, for significant impacts to sensitive biological resources, all project-specific impacts would be mitigated to below a level of significance.

Table 4
SUMMARY OF MITIGATION MEASURES

Proposed Mitigation	Level of Significance After Mitigation	Guideline number(s)
MM 3.4.1 - Impacts to raptor foraging habitat would be mitigated with the off-site preservation of 0.1 acre of Diegan coastal sage scrub, 2.7 acres of coyote brush scrub, 0.1 acre of southern mixed chaparral, and 8.5 acres of non-native grassland proposed to offset impacts to vegetation communities.	Less than significant	3.1.F

Table 4 (cont.) **SUMMARY OF MITIGATION MEASURES**			
Proposed Mitigation		**Level of Significance After Mitigation**	**Guideline number(s)**
MM 3.4.2	If clearing of native vegetation shall occur during the breeding season for ground-nesting raptors (February 1 through July 15), a pre-construction survey shall be conducted to determine if breeding or nesting birds occur within the impact area. If no nesting birds are found, construction may proceed; however, if ground-nesting birds are found on site, construction must be postponed until the breeding season or until all young have fledged.	Less than significant	3.1.J
MM 3.4.3	All native cacti on site (i.e., coastal prickly pear cactus) shall be salvaged prior to grading on site or sale of parcels and provided to an appropriate nursery.	N/A	N/A
MM 4.4.1a	Impacts to sensitive vegetation communities would be mitigated in accordance with the guidelines outlined in the County's BMO. These impacts would be mitigated through off-site preservation possibly at the Daley Ranch Conservation Bank in the City of Escondido or other wildlife agency and County-approved mitigation bank. Impacts to 0.1 acre of disturbed Diegan coastal sage scrub and 2.7 acres of disturbed coyote brush scrub would require mitigation at a 1:1 ratio (0.1 acre and 2.7 acres, respectively) while impacts to impacts to 0.2 acre of disturbed southern mixed chaparral and 17.0 acres of non-native grassland would require mitigation at a 0.5:1 ratio (0.1 acre and 8.5 acres, respectively). Because coyote brush scrub is a subset of the Diegan coastal sage scrub, impacts to both these communities would be mitigated with the preservation of Diegan coastal sage scrub.	Less than significant	4.1.A.

Table 4 (cont.) **SUMMARY OF MITIGATION MEASURES**			
Proposed Mitigation		**Level of Significance After Mitigation**	**Guideline number(s)**
MM 4.4.1b	Temporary construction staking or fencing shall be erected under the supervision of a qualified biologist at or outside the edge of the impact areas where they interface with natural areas. This fencing shall be erected prior to commencement of brushing or grading activities and shall demarcate areas where human and equipment access and disturbance from grading are prohibited. A qualified biologist shall monitor all site preparation and grading activities near these interfaces during construction. Staging areas shall be restricted to approved impact areas only.	Less than significant	4.1.A.

9.0 CERTIFICATION/QUALIFICATION

The following individuals contributed to the fieldwork and/or preparation of this report:

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Appendix A

Plant Species Observed

Appendix A
PLANT SPECIES OBSERVED – SANTA FE HEIGHTS

FAMILY	SCIENTIFIC NAME	COMMON NAME	HABITAT‡
DICOTS			
Aizoaceae	*Carpobrotus edulis**	hottentot-fig	SMC, NNG
Anacardiaceae	*Malosma laurina*	laurel sumac	DCSS, CBS, SMC, NNG
	Rhus integrifolia	lemonadeberry	DCSS, CBS, SMC, NNG
	*Schinus molle**	Peruvian pepper tree	SMC, NNG
Apiaceae	*Foeniculum vulgare**	fennel	NNG
	Lomatium sp.	lomatium	SMC
Apocynaceae	*Vinca major**	periwinkle	NNG
Asteraceae	*Artemisia californica*	California sagebrush	DCSS, SMC
	Baccharis pilularis	coyote bush	DCSS, CBS, SMC, NNG
	Baccharis sarothroides	broom baccharis	DCSS, CBS, NNG
	*Centaurea melitensis**	star thistle	NNG, DH, SMC
	*Conyza canadensis**	horseweed	NNG
	*Cynara cardunculus**	cardoon	DCSS, SMC, NNG
	Deinandra fasciculata	fascicled tarplant	NNG
	Eriophyllum confertiflorum	golden yarrow	SMC
	Filago gallica	narrow-leaf filago	
	Gazania sp.	gazania	NNG
	Gnaphalium californicum	California everlasting	NNG, CBS
	Gnaphalium sp.	everlasting	SMC, NNG
	*Hedypnois cretica**	Crete hedypnois	NNG
	Heterotheca grandiflora	telegraph weed	DCSS
	*Hypochaeris glabra**	smooth cat's-ear	NNG
	*Lactuca serriola**	wild lettuce	NNG
	Lessingia filaginifolia	sand aster	NNG
	*Sonchus oleraceous**	sow thistle	NNG
	*Sonchus asper**	prickly sow thistle	NNG
Boraginaceae	*Echium candicans*	Pride of Madeira	NNG
Brassicaceae	*Brassica nigra**	black mustard	SMC, NNG, DH, CBS
Cactaceae	*Opuntia ficus-indica*	Indian-fig	NNG
	Opuntia littoralis	coastal prickly pear	NNG
Caryophyllaceae	*Spergula arvensis ssp. arvensis*	stickwort	
Chenopodeaceae	*Atriplex semibaccata**	Australian saltbush	NNG
	*Chenopodium album**	lamb's quarters	NNG
	Chenopodium murale	nettle-leaf goosefoot	NNG
	*Salsola tragus**	Russian thistle	NNG

Appendix A (cont.)
PLANT SPECIES OBSERVED – SANTA FE HEIGHTS

FAMILY	SCIENTIFIC NAME	COMMON NAME	HABITAT‡
DICOTS (cont.)			
Cistaceae	*Helianthemum scoparium*	peak rush rose	NNG
Convolvulaceae	*Calystegia macrostegia*	morning-glory	NNG
Cucurbitaceae	*Marah macrocarpus*	wild cucumber	SMC
Ericaceae	*Xylococcus bicolor*	mission manzanita	SMC
Fabaceae	*Acacia* sp.*	acacia	NNG
	Astragalus sp.*	milkvetch	NNG
	Lotus scoparius	coastal deerweed	DCSS, CBS, SMC, NNG
	Lupinus bicolor	miniature lupine	NNG
	Medicago polymorpha	bur-clover	NNG
	Melilotus indica	Indian sweet clover	NNG
	Vicia villosa	winter vetch	NNG
Geraniaceae	*Erodiym botrys**	long-beak filaree	NNG
	*Erodium moschatum**	green-stem filaree	DCSS, CBS, NNG
Lamiaceae	*Salvia mellifera*	black sage	SMC
Myrtaceae	*Eucalyptus* sp.*	eucalyptus	NNG
Nyctaginaceae	*Mirabilis laevis ssp. crassifolia*	wishbone bush	SMC
Polygonaceae	*Eriogonum fasciculatum*	California buckwheat	DCSS, CBS
	*Rumex crispus**	curly dock	NNG
Primulaceae	*Anagallis arvensis**	scarlet pimpernel	NNG
Rhamnaceae	*Rhamnus crocea*	spiny redberry	SMC
Rosaceae	*Adenostoma fasciculatum*	chamise	SMC, NNG, CBS
Rubiaceae	*Galium* sp.	bedstraw	SMC
Rutceae	*Cneoridium dumosum*	bushrue	SMC
Solinaceae	*Solanum americanum**	white nightshade	NNG
	Solanum sp.*	nightshade	NNG
Scrophulariaceae	*Mimulus aurantiacus*	monkey flower	SMC

Appendix A (cont.)
PLANT SPECIES OBSERVED – SANTA FE HEIGHTS

FAMILY	SCIENTIFIC NAME	COMMON NAME	HABITAT‡
MONOCOTS			
Agavaceae	*Agave* sp.	agave	NNG
Iridaceae	*Sisyrinchium bellum*	blue-eyed grass	DCSS
Liliaceae	*Allium* sp.	wild onion	NNG
	Bloomeria crocea var. *crocea*	golden star	SMC
	Calochortus splendens	lilac mariposa lily	NNG
	Dichelostemma capitatum	blue dicks	NNG, CBS
Hyacinthaceae	*Chlorogalum parviflorum*	small-flower soap-plant	NNG
Poaceae	*Avena barbata**	slender wild oat	SMC, NNG, DH
	*Avena fatua**	wild oat	CBS, NNG, DH
	*Brachypodiym distachyon**	purple falsebrome	CBS, SMC, NNG
	*Bromus diandrus**	common ripgut grass	NNG, CBS, SMC
	*Bromus hordeaceus**	soft chess	SMC
	Bromus madritensis ssp. *rubens**	foxtail chess	NNG
	*Cortaderia jubata**	pampas grass	NNG
	Hordeum sp.*	barley	NNG
	*Lolium multiflorum**	Italian ryegrass	NNG
	Nassella pulchra	purple needlegrass	SMC
	Vulpia myuros	fescue	NNG

*Non-native species
‡Habitat acronyms: CBS=coyote brush scrub, DCSS=Diegan coastal sage scrub, DH=disturbed habitat, NNG=non-native grassland, SMC=southern mixed chaparral

Appendix B

Animal Species Observed

Appendix B
ANIMAL SPECIES OBSERVED – SANTA FE HEIGHTS

SCIENTIFIC NAME	COMMON NAME
INVERTEBRATES	
Bombus terricola occidentalis	bumblebee
Family Tipulidae	crane fly
Butterflies	
Brephidium exilis	western pygmy blue
Coenonympha california	California ringlet
Papilio zelicaon	anise swallowtail
Pontia protodice	common white
VERTEBRATES	
Reptile	
Sceloporus occidentalis	western fence lizard
Birds	
Calypte anna	Anna's hummingbird
Carduelis psaltria	lesser goldfinch
Carpodacus mexicanus	house finch
Cathartes aura	turkey vulture
Corvus brachyrhynchos	American crow
Corvus corax	common raven
Eremophila alpestris actia†	California horned lark
Falco sparverius	American kestrel
Geococcyx californianus	greater roadrunner
Mimus polyglottos	northern mockingbird
Psaltriparus minimus	bushtit
Sayornis saya	Say's phoebe
Stelgidopteryx serripennis	northern rough-winged swallow
Sternella neglecta	western meadowlark
Sturnus vulgaris	European starling
Troglodytes aedon	house wren
Zenaida macroura	mourning dove

Appendix B (cont.)
ANIMAL SPECIES OBSERVED – SANTA FE HEIGHTS

SCIENTIFIC NAME	**COMMON NAME**
Mammals	
Canis latrans	coyote
Lepus californicus bennettii†	San Diego black-tailed jackrabbit
Odocoileus hemionus	mule deer
Sylvilagus audubonii	desert cottontail
Spermophilus beecheyi	California ground squirrel
Thomomys bottae	Botta's pocket gopher

†Sensitive species

Appendix C

County Sensitive Plant Species with Potential to Occur

Appendix C COUNTY SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR					
Species	**Sensitivity Codes and Status***	**Habitat Preference/ Requirements**	**Verified on Site**	**Potential to Occur on Site**	**Factual Basis for Determination of Occurrence Potential**
San Diego thorn-mint (*Acanthomintha ilicifolia*)	FT/SE CNPS List 1B.1 County Group A MSCP Narrow Endemic (NE)	An annual herb that occurs open sage scrub areas with clay soils. Often associated with vernal pools.	No	Low	Suitable habitat does not occur on site (no vernal pools).
California adolphia (*Adolphia californica*)	--/-- CNPS List 2.1 County Group B MSCP NE	A deciduous, spiny shrub of coastal sage scrub, chaparral, and valley and foothill grassland.	No	Low	A conspicuous shrub that would have been detected if present. On-site habitat likely too disturbed to support species.
Shaw's agave (*Agave shawii*)	--/-- CNPS List 2.1 County Group B MSCP NE	Coastal sage scrub and maritime succulent scrub, often on volcanic soils.	No	None	A conspicuous plant that would have been detected if present. On-site sage scrub too limited and disturbed to support species. No suitable soils on site.
San Diego ambrosia (*Ambrosia pumila*)	FE/-- CNPS List 1B.1 County Group A MSCP NE	A rhizomatous herb that occurs in chaparral, coastal sage scrub, valley and foothill grasslands, vernal pools, and often in disturbed areas.	No	Low	Coastal sage scrub and chaparral on site likely too disturbed to support species.
Aphanisma (*Aphanisma blitoides*)	--/-- CNPS List 1B.2 County Group A MSCP Covered	Coastal bluffs near the ocean and beach dunes.	No	None	Suitable habitat does not occur on site. Site too far inland for species.
Del Mar manzanita (*Arctostaphylos glandulosa* spp. *crassifolia*)	FE/-- CNPS List 1B.1 County Group A	Occurs in southern maritime chaparral on sandy mesas and bluffs.	No	Low	Habitat on site is too disturbed to support this species.

Appendix C (cont.)
COUNTY SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR

Species	Sensitivity Codes and Status*	Habitat Preference/ Requirements	Verified on Site	Potential to Occur on Site	Factual Basis for Determination of Occurrence Potential
South coast saltscale (*Atriplex pacifica*)	--/-- CNPS List 1B.2 County Group A	Xeric, often mildly disturbed locales of coastal bluff scrub. Usually the surrounding habitat is an open Diegan coastal sage scrub, although it is found on alkaline flats in areas devoid of taller shrubs.	No	None	Suitable habitat does not occur on site.
Encinitas baccharis (*Baccharis vanessae*)	FT/SE CNPS List 1B.1 CA Endemic County Group A	A deciduous shrub that occurs in southern maritime and southern mixed chaparrals on sandstone.	No	Low	Soils on site are not suitable to support this species. Site may be too far inland.
Golden-spined cereus (*Bergerocactus emoryi*)	--/-- CNPS List 2.2 County Group B	Sandy soils and dry bluffs along the coast associated with maritime succulent scrub.	No	None	Suitable habitat and soils do not occur on site.
Thread-leaved brodiaea (*Brodiaea filifolia*)	FT/SE CNPS List 1B.1 CA Endemic County Group A MSCP NE	Occurs in chaparral, cismontane woodland, coastal sage scrub, playas, valley and foothill grasslands. Generally associated with vernal pools.	No	Low	Scrub habitat on site too disturbed and limited to support species. No vernal pools occur on site.
Orcutt's brodiaea (*Brodiaea orcuttii*)	--/-- CNPS List 1B.1 County Group A MSCP Covered	Vernally moist grasslands, mima mound topography, and vernal pool periphery are preferred habitat. Occasionally will grow on streamside embankments in clay soils.	No	None	Suitable habitat does not occur on site.
Seaside calandrinia (*Calandrinia maritima*)	--/-- CNPS List 4.2 County Group D	Sandy bluffs near the beach and sandy openings in Diegan coastal sage scrub are preferred habitat of this distinctive annual.	No	None	Suitable soils do not occur on site.

Appendix C (cont.) **COUNTY SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR**					
Species	**Sensitivity Codes and Status***	**Habitat Preference/ Requirements**	**Verified on Site**	**Potential to Occur on Site**	**Factual Basis for Determination of Occurrence Potential**
Lewis's evening-primrose (*Camissonia lewisii)*	--/-- CNPS List 3 County Group C	This small annual grows in very sandy substrates near the beach, typically on beach bluffs. In Tijuana Hills, observed on Chino fine sandy loam soils.	No	None	Suitable habitat and soils do not occur on site.
Wart-stemmed ceanothus (*Ceanothus verrucosus*)	--/-- CNPS List 2.2 County Group B	A large evergreen shrub that occurs in stands of coastal chaparral.	No	Low	Although species reported in project vicinity, on-site habitat too disturbed and limited to support species. Would have been detected if present.
Southern tarplant (*Centromadia parryi* ssp. *australis*)	--/-- CNPS List 1B.1 County Group A	Seasonally moist (saline) grasslands. Mesic areas in valley and foothill grasslands, alkaline locales, and peripheral salt marsh are utilized.	No	None	Suitable habitat and soils do not occur on site.
Orcutt's pincushion (*Chaenactis glabriuscula* var. *orcuttiana*)	--/-- CNPS List 1B.1 County Group A	Open Diegan coastal sage scrub, typically in proximity to moist ocean breezes.	No	None	On-site Diegan coastal sage scrub too limited and disturbed to support species. Site too far inland for species.
Prostrate spineflower (*Chorizanthe procumbens*)	--/-- CNPS List Unlisted No County Group	Sandy openings in chamise chaparral are typical locales but may occur in sage scrub. Regularly occupies recently disturbed microhabitats such as the shoulders of dirt roads or areas of lightly brushed chaparral.	No	None	Suitable soils do not occur on site.
Summer holly (*Comarostaphylis diversifolia* ssp. *diversifolia*)	--/-- CNPS List 1B.2 County Group A	Occurs on north-facing slopes and in drainages in chaparral.	No	Low	On-site chaparral too limited and disturbed to support species.

Appendix C (cont.)
COUNTY SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR

Species	Sensitivity Codes and Status*	Habitat Preference/ Requirements	Verified on Site	Potential to Occur on Site	Factual Basis for Determination of Occurrence Potential
Sea dahlia (*Coreopsis maritima*)	--/-- CNPS List 2.2 County Group B	Sandstone cliffs and coastal bluffs.	No	None	Suitable habitat and soils do not occur on site.
San Diego sand aster (*Corethrogyne filaginifolia* var. *incana*)	--/-- CNPS List 1B.1 County Group A	Coastal chaparral primarily in sandy openings between chamise is typical microhabitat.	No	None	Suitable habitat and soils do not occur on site.
Del Mar Mesa sand aster (*Corethrogyne filaginifolia* var. *linifolia*)	--/-- CNPS List 1B.1 CA Endemic County Group A MSCP Covered	Sandy and disturbed areas within southern maritime chaparral.	No	None	Suitable habitat and soils do not occur on site.
Snake cholla (*Cylindropuntia californica* var. *californica*)	--/-- CNPS List 1B.1 County Group A MSCP NE	Diegan coastal sage scrub on xeric hillsides.	No	Low	On-site Diegan coastal sage scrub too limited and disturbed to support species.
Western dichondra (*Dichondra occidentalis*)	--/-- CNPS List 4.2 County Group D	Occurs in coastal sage scrub, cismontane, chaparral and valley and foothill grasslands.	No	Low	On-site habitat likely too disturbed to support species.
San Diego button-celery (*Eryngium aristulatum* var. *parishii*)	FE/SE CNPS List 1B.1 County Group A MSCP Covered	Vernal pools or mima mound areas with vernally moist conditions are preferred habitat.	No	None	Suitable habitat does not occur on site.
Cliff spurge (*Euphorbia misera*)	--/-- CNPS List 2.2 County Group B	Sea bluffs in maritime sage scrub.	No	None	Suitable habitat does not occur on site.

Appendix C (cont.) **COUNTY SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR**					
Species	**Sensitivity Codes and Status***	**Habitat Preference/ Requirements**	**Verified on Site**	**Potential to Occur on Site**	**Factual Basis for Determination of Occurrence Potential**
San Diego barrel cactus (*Ferocactus viridescens*)	--/-- CNPS List 2.1 County Group B	Occurs in chaparral and coastal sage scrub and in valley and foothill grasslands.	No	Low	A conspicuous cactus that would likely have been detected if present. Historic disturbance levels on site may have been high to support it.
Orcutt's hazardia (*Hazardia orcuttii*)	FC/ST CNPS List 1B.1 County Group A	Open chaparral with chamise. At the one known U.S. site, soils are mapped as loamy alluvial land of the Huerhuero complex.	No	Very low	Although suitable soils occur on site, chaparral on site is likely too disturbed to support species.
Graceful tarplant (*Holocarpha virgata* ssp. *elongata*)	--/-- CNPS List 4.2 CA Endemic County Group D	Coastal mesas and foothills with grassland habitats.	No	Moderate	Suitable habitat occurs on site.
Mesa horkelia (*Horkelia cuneata* ssp. *puberula*)	--/-- CNPS List 1B.1 CA Endemic County Group A	Sandy or gravelly areas in chaparral, coastal sage scrub, and coastal mesas.	No	None	Suitable habitat and soils do not occur on site.
Decumbent goldenbush (*Isocoma menziesii* var. *decumbens*)	--/-- CNPS List 1B.2 County Group A	Presumed to utilize coastal sage scrub habitat intermixed with grassland and is more partial to clay soils than other closely related varieties.	No	Moderate	Suitable habitat and soils occur on site.
San Diego marsh-elder (*Iva hayesiana*)	--/-- CNPS List 2.2 County Group B	Creeks of intermittent streambeds are preferred habitat for this low-growing, conspicuous shrub. Typically, the riparian canopy is open, allowing substantial sunlight to reach this marsh-elder. Sandy alluvial embankments with cobbles are frequently utilized.	No	None	Suitable habitat does not occur on site.

Appendix C (cont.)
COUNTY SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR

Species	Sensitivity Codes and Status*	Habitat Preference/ Requirements	Verified on Site	Potential to Occur on Site	Factual Basis for Determination of Occurrence Potential
Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*)	--/-- CNPS List 1B.2 County Group A	This annual herb grows in openings in chaparral and sage scrub at the coastal and foothill elevations. Typically observed in relatively dry, exposed locales rather than beneath a shrub canopy or along creeks.	No	Low	On-site habitat likely too disturbed to support species.
California box-thorn (*Lycium californicum*)	--/-- CNPS List 4.2	Maritime and coastal bluff scrubs	No	None	Suitable habitat does not occur on site.
Small-flowered microseris (*Microseris douglasii* var. *platycarpha*)	--/-- CNPS List 4.2 County Group D	Clay soils in perennial grasslands, on vernal pools periphery, or in broad openings in sage scrub.	No	Low	Clay soils occur on site; however, grasslands and sage scrub on site likely too disturbed to support species.
Willowy monardella (*Monardella viminea*)	FE/SE CNPS List 1B.1 CA Endemic County Group A County NE	Riparian scrub, usually at sandy locales in seasonally dry washes is habitat of this small subshrub. Generally, there is no canopy cover, and river cobbles may lie in close proximity.	No	None	Suitable habitat does not occur on site.
California spineflower (*Mucronea californica*)	--/-- CNPS List 4.2 CA Endemic County Group D	This ephemeral annual herb grows in very sandy microhabitats in coastal sage scrub, chaparral, and dunes. It has also been reported from grasslands and cismontane woodlands.	No	None	Suitable habitat soils do not occur on site. Sage scrub, chaparral, and grasslands on site likely too disturbed to support species.
San Diego goldenstar (*Muilla clevelandii*)	--/-- CNPS List 1B.1 County Group A	A bulbiferous herb that occurs on dry mesas and hillsides in chaparral and coastal sage scrub.	No	Low	Historical disturbances may have been too frequent to support species.

Appendix C (cont.)
COUNTY SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR

Species	Sensitivity Codes and Status*	Habitat Preference/ Requirements	Verified on Site	Potential to Occur on Site	Factual Basis for Determination of Occurrence Potential
Little mousetail (*Myosurus minimus* ssp. *apus*)	--/-- CNPS List 3.1 County Group C	Vernal pools, vernal swales, or roadside depressions. Population size is strongly correlated with rainfall. Depth of pool appears to be a significant factor as this species is rarely found in shallow pools.	No	None	Suitable habitat does not occur on site.
Spreading navarretia (*Navarretia fossalis*)	FT/-- CNPS List 1B.1 County Group A	Vernal pools, vernal swales, or roadside depressions. Population size is strongly correlated with rainfall. Depth of pool appears to be a significant factor as this species is rarely found in shallow pools.	No	None	Suitable habitat does not occur on site.
Prostrate navarretia (*Navarretia prostrata*)	--/-- CNPS List 1B.1 CA Endemic County Group A MSCP Covered	Restricted to vernal pools. Grows at mid levels within the deeper pools to the basin bottoms of the shallower pools.	No	None	Suitable habitat does not occur on site.
California adder's-tongue (*Ophioglossum californicum*)	--/-- CNPS List 4.2 County Group D	Grassy, open areas where it is generally associated with short grasses and other herbs. Although often found near vernal pools, can also occur in relatively dry, stony areas.	No	Low	On-site habitat likely too disturbed to support species.
California Orcutt grass (*Orcuttia californica*)	FE/SE CNPS List 1B.1 County Group A MSCP Covered	In or near vernal pools. This species tends to grow in wetter portions of the vernal pool basins, but does not show much growth until the basins become somewhat desiccated.	No	None	Suitable habitat does not occur on site.
Golden-rayed pentachaeta (*Pentachaeta aurea*)	--/-- CNPS List 4.2 County Group D	Mesic montane grasslands and sage scrub.	No	Low	On-site habitat likely too disturbed to support species.

Appendix C (cont.)
COUNTY SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR

Species	Sensitivity Codes and Status*	Habitat Preference/ Requirements	Verified on Site	Potential to Occur on Site	Factual Basis for Determination of Occurrence Potential
Brand's phacelia (*Phacelia stellaris*)	FC/-- CNPS List 1B.1 County Group A	Sandy openings in Diegan coastal sage scrub near the coast	No	None	Suitable soils do not occur on site.
Cooper's rein orchid (*Piperia cooperi*)	--/-- CNPS List 4.2 County Group D	Vernally moist areas, coast, and foothills. Shallow soils on small rockfalls adjacent to watercourses may be utilized.	No	None	Suitable habitat does not occur on site.
San Diego mesa mint (*Pogogyne abramsii*)	FE/SE CNPS List 1B.1 CA Endemic County Group A MSCP Covered	This small annual is restricted to vernal pools in grasslands, chamise chaparral, and coastal sage scrub on mesas	No	None	Suitable habitat does not occur on site.
Nuttall's scrub oak (*Quercus dumosa*)	--/-- CNPS List 1B.1 County Group A	Occurs in chaparral and coastal sage scrub with sandy or clay loam soils. Generally found in more coastal portions of San Diego county.	No	Low	A large evergreen shrub that would have been observed if present.
Ashy spike-moss (*Selaginella cinerascens*)	--/-- CNPS List 4.1 County Group D	A perennial ground cover that occurs on mesas in coastal sage scrub and chaparral.	No	Low	Can be found even when dormant. Not observed during focused rare plant surveys.
Rayless ragwort (*Senecio aphanactis*)	--/-- CNPS List 2.2 County Group B	Open coastal scrub and also reported from cismontane woodland and alkaline flats.	No	Low	On-site habitat likely too disturbed to support species.
San Diego County viguiera (*Viguiera laciniata*)	--/-- CNPS List 4.2 County Group D	Generally found on hillsides within Diegan coastal sage scrub.	No	Low	On-site habitat may be too disturbed to support species. Would have been detected if present.

*Refer to Appendix E for a listing and explanation of status and sensitivity codes

Appendix D

County Sensitive Animal Species with Potential to Occur

Appendix D COUNTY SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR					
Species	**Sensitivity Codes and Status***	**Habitat Preference/Requirements**	**Verified on Site**	**Potential to Occur on Site**	**Factual Basis for Determination of Occurrence Potential**
INVERTEBRATES					
San Diego fairy shrimp (*Branchinecta sandiegonensis*)	FE/-- MSCP NE County Group 1	Seasonally astatic pools which occur in tectonic swales or earth slump basins and other areas of shallow, standing water often in patches of grassland and agriculture interspersed in coastal sage scrub and chaparral.	No	None	Suitable habitat does not occur on site.
VERTEBRATES					
Reptiles					
Silvery legless lizard (*Anniella pulchra pulchra*)	--/SSC County Group 2	Occurs in areas with loose soil, particularly in sand dunes and or otherwise sandy soil. Generally found in leaf litter, under rocks, logs, or driftwood in oak woodland, chaparral, and desert scrub.	No	None	Suitable habitat and soils do not occur on site. Site highly disturbed and leaf litter likely too sparse.
Coastal western whiptail (*Aspidoscelis tigris stejnegeri*)	--/-- County Group 2	Can be found in open, often rocky areas with little vegetation or sunny microhabitats within shrub or grassland associations.	No	Moderate	Although highly disturbed, the site supports a combination of open scrub habitats and grasslands, which are suitable to support species.
Orange-throated whiptail (*Aspidoscelis hyperythra*)	--/SSC County Group 2	Occurs in coastal sage scrub, chaparral, edges of riparian woodlands, and washes. Also found in weedy, disturbed areas adjacent to these habitats.	No	Moderate	On-site habitat moderately suitable to support species, although disturbance frequency may be too high.

Appendix D (cont.) **COUNTY SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR**					
Species	**Sensitivity Codes and Status***	**Habitat Preference/Requirements**	**Verified on Site**	**Potential to Occur on Site**	**Factual Basis for Determination of Occurrence Potential**
VERTEBRATES (cont.)					
Reptiles (cont.)					
Coronado skink (*Eumeces skiltonianus interparietalis*)	--/SSC County Group 2	Occurs in grasslands, coastal sage scrub, open chaparral, pine oak woodland, and coniferous forests. Prefers areas where there is abundant leaf litter or low herbaceous growth.	No	Low	On-site habitat likely too disturbed to support species. Leaf litter likely too sparse.
Western patch-nosed snake (*Salvadora hexalepis virgultea*)	--/SSC County Group 2	Primarily found in chaparral but also inhabits coastal sage scrub and areas of grassland mixed with scrub.	No	Low	On-site scrub habitats too limited in area and too disturbed to support species.
Birds					
Cooper's hawk (*Accipiter cooperii*)	--/WL MSCP Covered County Group 1	Oak groves, mature riparian woodlands, and eucalyptus stands or other mature forests.	No	Low	Suitable nesting habitat does not occur on site. May forage within grasslands.
Sharp-shinned hawk (*Accipiter striatus*)	--/WL County Group 1	Usually observed in areas with tall trees or other vegetative cover but can be observed in a variety of habitats.	No	Low	Suitable nesting habitat does not occur on site. May forage within grasslands.
Tri-colored blackbird (*Agelaius tricolor*)	BCC/SSC MSCP Rare, NE MSCP Covered County Group 1	Marsh habitat near grasslands, pastures, and agricultural fields.	No	None	Suitable habitat does not occur on site.
Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*)	--/WL MSCP Covered County Group 1	Coastal sage scrub and open chaparral as well as shrubby grasslands.	No	Low	On-site habitat likely too disturbed to support species.

Appendix D (cont.) COUNTY SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR					
Species	**Sensitivity Codes and Status***	**Habitat Preference/Requirements**	**Verified on Site**	**Potential to Occur on Site**	**Factual Basis for Determination of Occurrence Potential**
VERTEBRATES (cont.)					
Birds (cont.)					
Grasshopper sparrow (*Ammodramus savannarum*)	--/SSC County Group 1	Grasslands.	No	Low	On-site habitat likely too disturbed to support species.
Bell's sage sparrow (*Amphispiza belli belli*)	BCC/WL County Group 1	Chaparral and sage scrub with modest leaf-litter on the ground (e.g., after a fire or in gabbro-based soil areas).	No	None	On-site habitat likely too disturbed to support species. Suitable soils do not occur on site and leaf litter likely too sparse.
Burrowing owl (*Athene cunicularia*)	--/SSC County Group 1	Requires large open expanses of sparsely vegetated areas on gently rolling or level terrain with an abundance of active small mammal burrows.	No	Low	Although site supports seemingly suitable grassland, it is largely isolated from other areas of suitable habitat. The closest reported location for this species is approximately 4.5 miles to the southwest and 7.5 miles to the northeast (CNDDB 2010).
Golden eagle (*Aquila chrysaetos*)	BCC/WL, Fully Protected County Group 1	Forages in grassy and open, shrubby areas. Typically nests in rugged, rocky cliff faces. Requires areas at a distance from human development.	No	None	Project vicinity too developed to provide suitable nesting or foraging habitat for species.
Great blue heron (*Ardea herodias*)	--/-- County Group 2	Wetland habitats, but can be observed foraging away from water.	No	None	Suitable habitat does not occur on site.

Appendix D (cont.) COUNTY SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR					
Species	**Sensitivity Codes and Status***	**Habitat Preference/Requirements**	**Verified on Site**	**Potential to Occur on Site**	**Factual Basis for Determination of Occurrence Potential**
VERTEBRATES (cont.)					
Birds (cont.)					
Short-eared owl (*Asio flammeus*)	--/SSC	Marsh and grassland.	No	None	Suitable nesting habitat does not occur on site. Species may forage on site.
Canada goose (*Branta canadensis*)	--/-- MSCP Covered	Mixed fresh and brackish water habitats with low grass or succulent leaves.	No	None	Suitable habitat does not occur on site.
San Diego cactus wren (*Campylorhynchus brunneicapillus sandiegensis*)	BCC/SSC MSCP Rare, NE MSCP Covered County Group 1	Cactus thickets.	No	None	Suitable habitat does not occur on site.
California horned lark (*Eremophila alpestris actia*)	--/SSC County Group 2	Sandy beaches, agricultural fields, grasslands, open areas.	Yes	Observed	Two small flocks of California horned larks were observed on site: one in the southeastern portion of the site and one in the north-central portion. It is highly likely that the entire site is used by horned larks.
Northern harrier (*Circus cyaneus*)	--/SSC County Group 1 MSCP Covered	Mostly found in flattish open areas of tall, dense grasses, shrubs, and along habitat edges. Prefers to nest near marshes, rivers, or ponds; may also nest in grass-lands many miles from nearest water.	No	Moderate	On-site grassland could provide suitable foraging habitat

Appendix D (cont.) COUNTY SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR					
Species	**Sensitivity Codes and Status***	**Habitat Preference/Requirements**	**Verified on Site**	**Potential to Occur on Site**	**Factual Basis for Determination of Occurrence Potential**
VERTEBRATES (cont.)					
Birds (cont.)					
Prairie falcon (*Falco mexicanus*)	BCC/WL County Group 1	Occurs in open, arid locations. Breeds along cliffs but may range some distance to forage.	No	Low	Could forage in grassland on site, but limited habitat. Suitable nesting locations not found in project vicinity.
Loggerhead shrike (*Lanius ludovicianus*)	BCC/SSC County Group 1	Prefers grasslands and open scrublands for hunting.	No	Moderate	On-site grassland is marginally suitable.
Coastal California gnatcatcher (*Polioptila californica californica*)	FT/SSC County Group 1 MSCP Covered	In San Diego County, occurs throughout coastal lowlands within coastal sage scrub.	No	Low	Less than one acre of suitable habitat for gnatcatcher was present within or immediately adjacent to the project site. Surveys in 2007 were negative.
Mammals					
Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*)	--/SSC County Group 2	Occurs in open areas of coastal sage scrub and weedy growth, often on sandy substrates.	No	Low to moderate	Site contains mix of scrub and weedy growth. On-site historical disturbance likely too frequent to provide high quality habitat for species.
Pallid bat (*Antrozous pallidus*)	--/SSC County Group 2	Occupies grasslands, shrublands, woodlands, and forests. Roosts colonially in caves, mines, crevices, and abandoned buildings	No	Low to moderate	Suitable foraging habitat occurs on site, but roosting sites unlikely to be found in vicinity.

Appendix D (cont.) COUNTY SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR					
Species	**Sensitivity Codes and Status***	**Habitat Preference/Requirements**	**Verified on Site**	**Potential to Occur on Site**	**Factual Basis for Determination of Occurrence Potential**
VERTEBRATES (cont.)					
Birds (cont.)					
Southern grasshopper mouse (*Onychomys torridus ramona*)	--/SSC County Group 2	Found in grasslands and sparse coastal sage scrub habitats. Nests in own burrows or burrows dug by other rodents such as pocket gophers or kangaroo rats.	No	Low to Moderate	On-site habitat may be superficially suitable, but on-site historical disturbance regime may have been too frequent.
Western mastiff bat (*Eumops perotis californicus*)	--/SSC County Group 2	Roost in crevices in cliff faces, not found on site. Strongly tied to presence of large (100 feet long or more) ponds for drinking.	No	Low to moderate	Habitat on site is suitable for foraging, but any roosting sites would likely be closer to San Dieguito River to the northwest.

*Refer to Appendix E for a listing and explanation of status and sensitivity codes

Appendix E

Explanation of Status Codes for Plant and Animal Species

Appendix E
EXPLANATION OF STATUS CODES FOR PLANT AND ANIMAL SPECIES

U.S. Fish and Wildlife Service (USFWS)

FE Federally listed endangered
FT Federally listed threatened
BCC Birds of Conservation Concern (see more information below)

USFWS Birds of Conservation Concern (BCC)

The primary legal authority for Birds of Conservation Concern (2002) is the Fish and Wildlife Conservation Act of 1980 (FWCA), as amended. Other authorities include the Endangered Species Act, Fish and Wildlife Act (1956) and 16 USC §701. A FWCA 1988 amendment (Public Law 100-653, Title VIII) requires the Secretary of the Interior through the USFWS to "identify species, subspecies, and populations of all migratory non-game birds that, without additional conservation actions, are likely to become candidates for listing under the Endangered Species Act of 1973." The BCC report is the most recent effort by the USFWS to carry out this proactive conservation mandate.

The BCC report aims to identify accurately the migratory and non-migratory bird species (beyond those already designated as federally threatened or endangered) that represent the USFWS' highest conservation priorities and draw attention to species in need of conservation action. The USFWS hopes that by focusing attention on these highest priority species, the report will promote greater study and protection of the habitats and ecological communities upon which these species depend, thereby ensuring the future of healthy avian populations and communities. The report is available online at http://www.fws.gov/migratorybirds/reports/BCC2002.pdf.

California Department of Fish and Game (CDFG)

SE State listed endangered
ST State listed threatened
SSC State species of special concern
WL Watch List

Fully Protected — Fully Protected species refers to all vertebrate and invertebrate taxa of concern to the Natural Diversity Data Base regardless of legal or protection status. These species may not be taken or possessed without a permit from the Fish and Game Commission and/or CDFG.

Appendix E (cont.)
EXPLANATION OF STATUS CODES FOR PLANT AND ANIMAL SPECIES

County of San Diego

Plant Sensitivity

Group A Plants rare, threatened, or endangered in California and elsewhere
Group B Plants rare, threatened, or endangered in California but more common elsewhere
Group C Plants that may be quite rare but need more information to determine true rarity status
Group D Plants of limited distribution and are uncommon but not presently rare or endangered

Animal Sensitivity

Group 1 Animals that have a very high level of sensitivity either because they are listed as threatened or endangered or because they have very specific natural history requirements.

Group 2 Animal species that are becoming less common, but are not yet so rare that extirpation or extinction is imminent without immediate action. These species tend to be prolific within their suitable habitat types.

Multiple Species Conservation Program (MSCP)

MSCP Covered

MSCP covered species for which the County has take authorization within MSCP area.

MSCP Narrow Endemic (NE)

Some native species, primarily plants with restricted geographic distributions, soil affinities, and/or habitats, are referred to as narrow endemic species. For vernal pools and identified narrow endemic species, the jurisdictions will specify measures in their respective subarea plans to ensure that impacts to these resources are avoided to the maximum extent practicable.

Appendix E (cont.)
EXPLANATION OF STATUS CODES FOR PLANT AND ANIMAL SPECIES

California Native Plant Society (CNPS) Codes

Lists

1A = Presumed extinct.

1B = Rare, threatened, or endangered in California and elsewhere. Eligible for state listing.

2 = Rare, threatened, or endangered in California but more common elsewhere. Eligible for state listing.

3 = Distribution, endangerment, ecology, and/or taxonomic information needed. Some eligible for state listing.

4 = A watch list for species of limited distribution. Needs monitoring for changes in population status. Few (if any) eligible for state listing.

List/Threat Code Extensions

.1 = Seriously endangered in California (over 80 percent of occurrences threatened/high degree and immediacy of threat)

.2 = Fairly endangered in California (20 to 80 percent occurrences threatened)

.3 = Not very endangered in California (less than 20 percent of occurrences threatened, or no current threats known)

A CA Endemic entry corresponds to those taxa that only occur in California.

All List 1A (presumed extinct in California) and some List 3 (need more information; a review list) plants lacking threat information receive no threat code extension. Threat Code guidelines represent only a starting point in threat level assessment. Other factors, such as habitat vulnerability and specificity, distribution, and condition of occurrences, are considered in setting the Threat Code.

Appendix F

Cumulative Impacts to Biological Resources

Appendix F
CUMULATIVE IMPACTS TO BIOLOGICAL RESOURCES

Map Key	Project Name	Project Number	Project Status	Total Vegetation		Coastal Sage Scrub		Chaparral		Grasslands		Sensitive Species		Wildlife Corridor/ Nursery Sites	
				Impact	Mitigation	Impact	Mitigation	Impact	Mitigation	Impact	Mitigation	Impact	Mitigation	Impact	Mitigation
1	Santa Fe Heights (proposed project)	TM 5556	Proposed project	20.3	Yes	2.8	2.8	0.2	0.1	17	8.5	orange-throated whiptail, San Diego black-tailed jackrabbit	N/A	N/A	N/A
2	Vista Hills	TM 5415	DPLU application for IS	8	Yes	7.8	Yes	N/A	N/A	N/A	N/A	California adolphia, ashy spike-moss, orange-throated whiptail, western spadefoot toad, southern California rufous-crowned sparrow, coastal California gnatcatcher, San Diego black-tailed jackrabbit, mule deer	N/A	N/A	N/A
3	Rancho Cielo/ Wexford Ltd	TM 4225 (SP 81-04)	Addendum to previously certified EIR for Santa Fe Valley SP (95-001)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4	Lindsey	TM 4226 (SP 81-04)	DPLU ND letter dated August 16, 1984	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5	Santa Fe Creek	TM 5013	DEIR dated Feb 17, 1993	53	Yes	53	N/A	N/A	N/A	N/A	N/A	coastal California gnatcatcher	N/A	N/A	N/A
6	Rancho Cielo de Lusardi	TM 5058	MND dated March 5, 1999	15.8	Yes	NP	NP	11.8	Yes	N/A	N/A	N/A	N/A	N/A	N/A
7	McCrink Ranch	TM 5069 (SP 95-001)	MND dated Dec 17, 1999 (addendum to SFVSP EIR)	Yes	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8	Camino Del Norte alignment	TM 5070	IS dated Dec 18, 1997	Yes	Yes	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
9	Starwood	TM 5073 (SP 95-001)	MND dated 1998	Yes	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10	Rancho Cielo (Country Estates)	TM 5093	MND dated May 3, 2000 (addendum to previously certified FEIR dated Sept 16, 1996)	82.5	Yes	3.4	Yes	78.7	Yes	N/A	N/A	Yes	Yes	N/A	N/A
11	Santa Fe Meadows	TM 5116	MND dated March 24, 2004	1.1	Yes	1.1	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
12	Golem	TM 5123	MND dated July 21, 1998 (addendum to SFVSP EIR)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13	Bell	TM 5125	ND dated June 25, 1998	NP	NP	NP	NP	N/A	N/A	N/A	N/A	NP	NP	NP	NP
14	Rancho Cielo SP Amendment	TM 5146	MND dated Aug 25, 2006	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15	Rancho Pacifica	TM 5148	MND dated May 1, 2003	1.7	Yes	1.6	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16	Greystone/ Christopherhill	TM 5161	EIR certified Aug 21, 1996	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Appendix F (cont.)
CUMULATIVE IMPACTS TO BIOLOGICAL RESOURCES

Map Key	Project Name	Project Number	Project Status	Total Vegetation		Coastal Sage Scrub		Chaparral		Grasslands		Sensitive Species		Wildlife Corridor/ Nursery Sites	
				Impact	Mitigation	Impact	Mitigation	Impact	Mitigation	Impact	Mitigation	Impact	Mitigation	Impact	Mitigation
17	Cielo Del Norte	TM 5182	MND dated Aug 29, 2003; FEIR dated Aug 2003	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18	4S Ranch Planning Area 37	TM 5334 (TM 5066)	DPLU exempt status document dated July 1, 2004 for residential documents pursuant to a specific plan	1,934.7	Yes	1,257.2	Yes	356	Yes	297.9	Yes	Yes	Yes	N/A	N/A
19	The Bridges at Rancho Santa Fe Units 6 and 7	TM 5239	FEIR dated March 17, 2006	62.6	Yes	54.3	Yes	0.1	Yes	8.2	Yes	N/A	N/A	N/A	N/A
20	Cielo Azul/ Victoria Shangrila	TM 5261	DPLU letter dated Jan 3, 2005, determined incomplete	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
21	Whispering Hills	TM 5277	DPLU dated June 5, 2006, determined incomplete	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
22	Anderson	TM 5278	DPLU late submittal later dated Feb 9, 2007, requiring additional information	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
23	Crosby Estates Golf Club Villas	TM 5348	Covered under SFVSP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
24	Rancho Cielo Estates	TM 5440	DPLU letter dated Jul 24, 2007, requiring additional information	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
25		TM 5441		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
26	Rancho Cielo (Camino de Arriba)	TM 5442	DPLU letter dated Jul 24, 2007, requiring additional information	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
27	Benson	TPM 20196 (SP 95-001)	MND dated Jan 16, 1996; project within SFVSP area	375.2	Yes	344.1	Yes	14.4	Yes	N/A	N/A	Yes	Yes	Yes	Yes
28	Marcello/ Mastrocola (Mar Vista Estates)	TPM 20283 (SP 95-001)	Addendum to previously certified EIR for SFVSP	Yes	Yes	Yes	Yes	N/A	N/A	Yes	Yes	N/A	N/A	N/A	N/A
29	Schruben	TPM 20298 (SP 95-001)	Previously adopted ND dated Apr 1999	Yes	Yes	Yes	66.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
30	Mesa Views Ltd. (Mar Vista Estates)	TPM 20309	Addendum to SFVSP EIR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Appendix F (cont.)
CUMULATIVE IMPACTS TO BIOLOGICAL RESOURCES

Map Key	Project Name	Project Number	Project Status	Total Vegetation		Coastal Sage Scrub		Chaparral		Grasslands		Sensitive Species		Wildlife Corridor/ Nursery Sites	
				Impact	Mitigation	Impact	Mitigation	Impact	Mitigation	Impact	Mitigation	Impact	Mitigation	Impact	Mitigation
31	Golem Family Trust	TPM 20340	MND dated Aug 21, 1998; addendum to SFVSP EIR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
32	Anderson	TPM 20350	ND dated Jun 4, 1998	NP	NP	NP	NP	N/A	N/A	N/A	N/A	NP	NP	NP	NP
33	O'Brien	TPM 20477	MND dated Sept 24, 2000	Yes	Yes	Yes	6.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
34	Israni Ash	TPM 20612	MND dated Mar 29, 2007	Yes	Yes	Yes	Yes	N/A	N/A	Yes	Yes	white-tailed kite, prairie falcon	Yes	N/A	N/A
35	Artesian Trails	TPM 20662	MND dated May 6, 2006	Yes	Yes	Yes	Yes	N/A	N/A	Yes	Yes	California adolphia, thread-leaved brodiaea	Yes	N/A	N/A
36	Broderson	TPM 20721	Categorical Exemption dated Jan 28, 2004	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
37	Baumgartner	TPM 20764	MND dated Mar 10, 2006	Yes	Yes	N/A	N/A	N/A	N/A	Yes	Yes	N/A	N/A	N/A	N/A
38	Starwood	TPM 20790	Notice of Exemption dated Aug 30, 2004; residential project pursuant to SFVSP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
39	Crosby Clubhouse	TPM 20886	MND dated Mar 19, 2005	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
40	Loma Linda Estates	TPM 20873	DPLU letter dated Jan 29, 2007, requiring additional information	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
41	Crosby 10	TPM 20887	ND dated May 20, 2005	Yes	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
42	Lang	TPM 20975	DPLU letter dated Mar 28, 2007, stating application is incomplete	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
43	Levie	TPM 21065	DPLU letter dated Jul 11, 2007, requiring additional information	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
44	Marantha School	MUP 00-020	MND dated Feb 11, 2004 (addendum to SFVSP EIR)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
45	Sprint/Nextel Communications	MUP 05-017	DPLU due date extension letter dated Jul 9, 2007	N/A	N/A	23	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
46	Golem water tank telecomm facility	MUP 06-014	DPLU letter dated May 7, 2007, requiring additional information	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Appendix F (cont.)
CUMULATIVE IMPACTS TO BIOLOGICAL RESOURCES

Map Key	Project Name	Project Number	Project Status	Total Vegetation		Coastal Sage Scrub		Chaparral		Grasslands		Sensitive Species		Wildlife Corridor/ Nursery Sites	
				Impact	Mitigation	Impact	Mitigation	Impact	Mitigation	Impact	Mitigation	Impact	Mitigation	Impact	Mitigation
47	Del Dios Highway ROW wireless telecomm facility	MUP 06-072	DPLU letter dated Jul 10, 2007, requiring additional information	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
48	Rancho Cielo SP	SPA 81-04	FEIR dated Jun 1, 1984	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	N/A
49	Santa Fe Valley SP	SPA 95-001	DEIR dated Aug 1995 FEIR dated Sept 1996	360	Yes	323	Yes	N/A	N/A	N/A	N/A	coastal California gnatcatcher, golden eagle, San Diego fairy shrimp	Yes	Yes	Yes
50	Madura	TM 4909	FEIR dated Jan 2, 1992	35	Yes	23	Yes	12	Yes	N/A	N/A	coastal California gnatcatcher, golden eagle, northern harrier	Yes	N/A	N/A
			TOTAL	**2,949.9**	**--**	**2,096.3**	**--**	**473.2**	**--**	**323.1**					